



**Bridge End Grove, Grantham NG31 7HN**



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h brown**

**welcome to**

**Bridge End Grove, Grantham**

\*GUIDE PRICE £275,000 - £295,000\* - Well presented detached bungalow on a large corner plot offering spacious accommodation including a modern kitchen and bathroom, two bedrooms and conservatory. Low maintenance rear garden, driveway and garage. Call us now to view on 01476 566363



### **Entrance**

An entrance porch to the front leads into the entrance hall with a radiator, carpet and hatch access to the loft.

### **Lounge**

15' x 11' 1" ( 4.57m x 3.38m )

With a large window to the front aspect, feature fireplace with surround and inset gas fire, carpet, radiator and coving and spotlights to the ceiling.

### **Kitchen Diner**

17' x 12' 5" ( 5.18m x 3.78m )

Lovely modern kitchen with a window to the rear aspect and having a range of gloss white units to both the floor and eye level with and black worktops over, black sink, drainer, mixer tap and tile splashbacks. Integrated double oven, hob with extractor hood above. Space for a fridge freezer, dishwasher and washing machine. Grey wood effect vinyl flooring, coving and spotlights to the ceiling, radiator and space for a dining table. Patio doors leading into the conservatory.

### **Conservatory**

16' 7" x 8' 1" ( 5.05m x 2.46m )

Built with a dwarf brick wall, glazed panels to three sides, radiator, carpet and patio doors leading out to the garden and side access door.

### **Bedroom One**

11' 11" x 11' 5" ( 3.63m x 3.48m )

With a window to the rear aspect, carpet, coving to the ceiling and a radiator.

### **Bedroom Two**

12' 3" x 8' 8" ( 3.73m x 2.64m )

With a window to the front aspect, carpet, coving to the ceiling and a radiator.

### **Shower/Wet Room**

10' 2" x 7' 7" ( 3.10m x 2.31m )

Good sized room with a window to the front aspect and comprising of a wall mounted shower, vanity sink unit incorporating the WC, worktop and plenty of storage, tiled walls and floor, spotlights to the ceiling and a heated towel rail.

### **General Description Outside**

Large front lawned garden with a block paved driveway for several vehicles, carport and single garage. Dwarf wall with a selection of shrub borders, gate and pathway to the front door.

Low maintenance rear garden is tiered with gravel, block paving for seating, and steps leading to a summer house. Enclosed by fencing and a shed.

Single Garage with power, lighting, personal door to the rear garden and an electric door.



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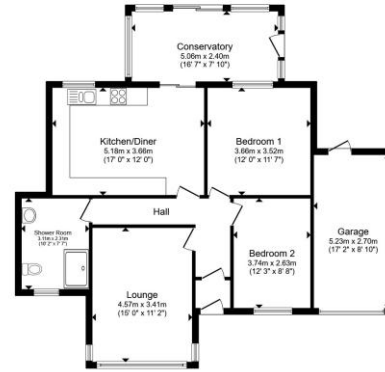
## Bridge End Grove, Grantham

- Detached Two Bedroom Bungalow
- Modern Kitchen Diner
- Large Conservatory
- Two Bedrooms
- Driveway, Carport and Garage

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£275,000 - £295,000**



Total floor area 102.2 m<sup>2</sup> (1,100 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the  
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Property Ref:  
GST114161 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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