



**32 Manchester Way, Grantham**

Grantham

£367,500

**David Grace**





## 32 Manchester Way

Grantham, Grantham

Relaxed family living in a modern 4-bed detached home with bright living spaces, a cosy conservatory, flexible rooms, ensuite bedroom, driveway, garage, and a private, landscaped garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Quiet Cul-De-Sac Location on the Popular Barrowby Gate Estate
- Bright Lounge and Dining Room Flowing into Conservatory
- Versatile Extra Room - Home Office or Playroom
- Modern Kitchen with Separate Utility Room
- Downstairs WC
- Four Bedrooms - 3 Doubles and One Single
- Family Bathroom and En-Suite
- Driveway and Single Garage
- Enclosed, Landscaped Rear Garden
- EPC - D



## Hallway

### Living Room

18' 1" x 12' 2" (5.50m x 3.70m)

### Dining Room

12' 2" x 9' 2" (3.70m x 2.80m)

### Conservatory

### Kitchen

13' 5" x 12' 10" (4.10m x 3.90m)

### Utility Room

7' 10" x 4' 7" (2.40m x 1.40m)

### WC

### Office/Playroom

16' 5" x 7' 3" (5.00m x 2.20m)

### Landing

### Bedroom 1

12' 6" x 10' 10" (3.80m x 3.30m)

### En-suite

### Bedroom 2

12' 6" x 11' 2" (3.80m x 3.40m)

### Bedroom 3

11' 2" x 8' 2" (3.40m x 2.50m)

### Bedroom 4

10' 2" x 7' 10" (3.10m x 2.40m)

### Bathroom





**GARDEN**

**GARAGE**

Single Garage

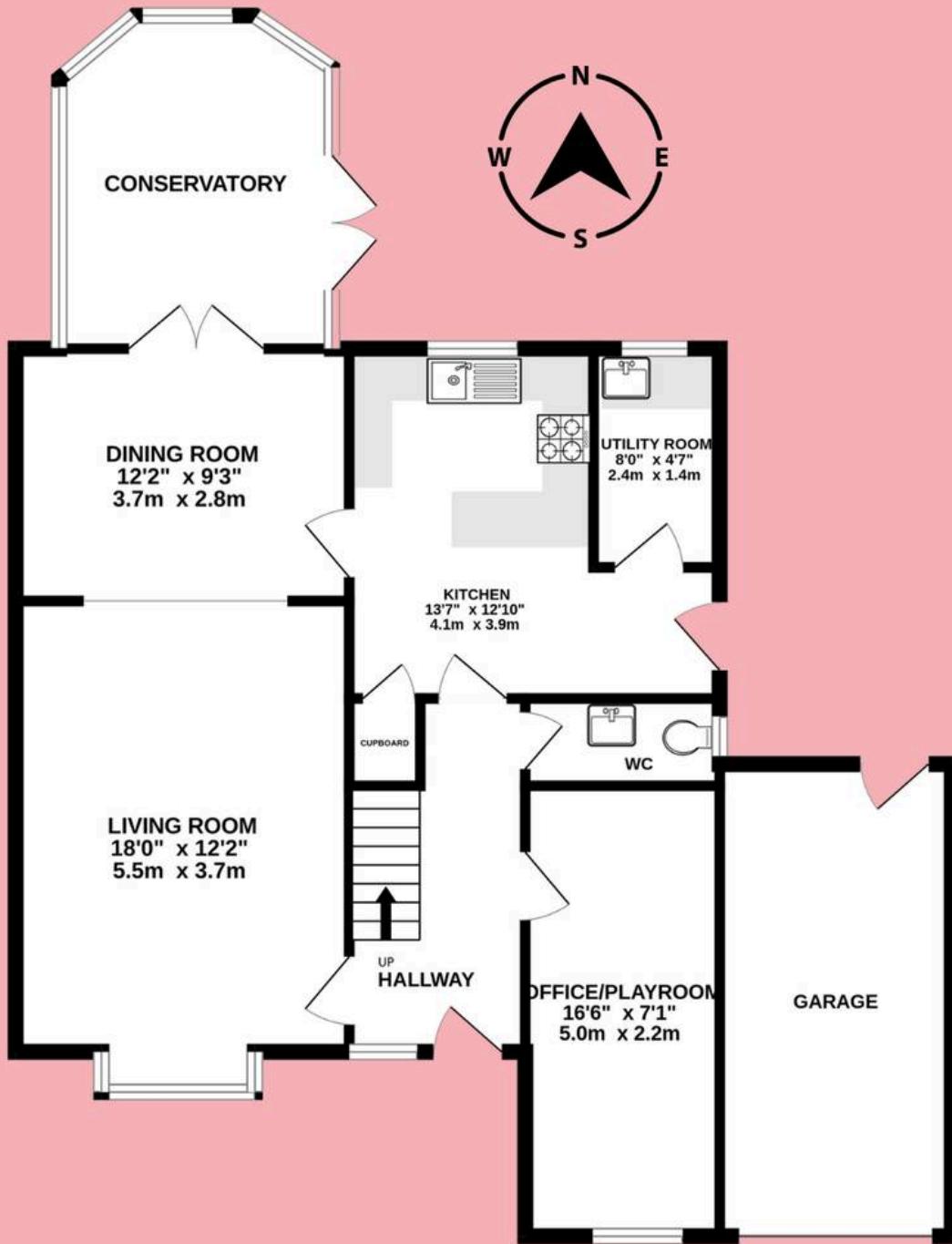
**DRIVEWAY**

2 Parking Spaces





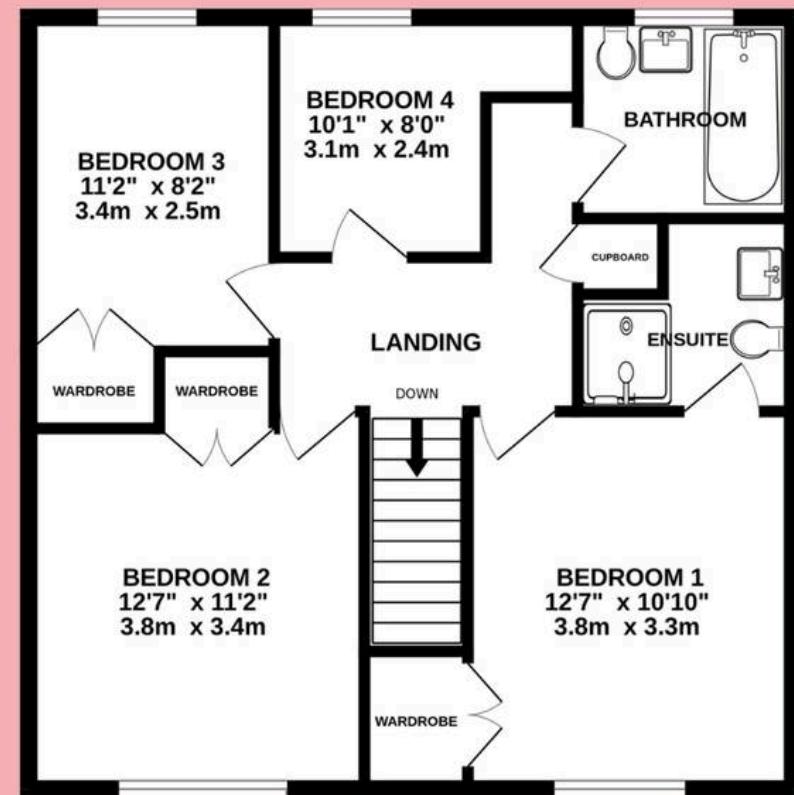




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Approx Internal area: 1637sq ft / 152.1 m<sup>2</sup>

**David Grace**  
A NEWTON FAMILY ESTATE AGENCY





## David Grace Estate Agents

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