



Lindisfarne Way, Grantham NG31 8ST



welcome to

Lindisfarne Way, Grantham

Presented to a high standard throughout, this ex show home is beautifully positioned on a good sized plot with large driveway and spacious accommodation extended to the rear. Offering three reception rooms, four bedrooms this is a perfect family home with local amenities close by. Viewing Essential.



Entrance Hall

A welcoming open entrance hall with staircase rising to the first floor landing, radiator and access to the downstairs accommodation.

Downstairs Cloakroom

With a window to the front aspect, wash hand basin, low level WC and a radiator.

Lounge

19' Into Bay x 12' 1" (5.79m Into Bay x 3.68m)

This lovely naturally lit living room has a bay window to the front aspect, carpet, coving to the ceiling, radiator, feature electric fireplace and access through double glazed doors allowing for an easy flow through to the dining room.

Dining Room

9' x 11' 1" (2.74m x 3.38m)

Good size dining room with a window to the rear aspect, French doors leading out to the rear garden, radiator, coving to the ceiling and access into the kitchen.

Study/Family Room

13' 5" x 8' 8" (4.09m x 2.64m)

Good sized versatile room which could be used as an office, study or playroom, dual aspect having windows to both the front and side aspects and a radiator.

Kitchen

11' 1" x 10' 10" (3.38m x 3.30m)

With a window to the rear aspect along with a generous amount of beech coloured units to both the floor and eye level with worktops over, sink, drainer and mixer tap. Integrated eyelevel oven, gas hob with extractor hood above. Space and plumbing for appliances, coving to the ceiling, and access into the utility room.

Utility Room

7' 1" x 5' 1" (2.16m x 1.55m)

Utility room with plumbing for appliances, multiple units and storage as well as a window to the side aspect, open through to the extended utility.

Extension Room Off Utility

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

An additional room off the utility with patio doors to the garden, windows to the side and rear, a radiator, sink and worktop space. Great for additional space or potentially a sun/garden room.

First Floor Landing

With a window to the front aspect, two airing cupboards for storage, hatch access to the loft and access into the bedrooms and family bathroom.

Principal Bedroom

15' 4" Into Recess x 11' 4" Widest (4.67m Into Recess x 3.45m Widest)

Lovely sized bedroom with a window to the front aspect, fitted wardrobes, carpet, radiator and door into the en-suite.

En-Suite Shower Room

5' 1" x 6' 3" (1.55m x 1.91m)

With a window to the side aspect, shower cubicle, wash hand basin, low level WC and a radiator.

Bedroom Two

8' 10" x 14' 2" (2.69m x 4.32m)

Lovely dual aspect room with windows to both the front and side aspects, fitted wardrobes, carpet and a radiator.

Bedroom Three

10' 4" x 10' 5" (3.15m x 3.17m)

With a window to the rear aspect overlooking the garden, fitted wardrobes, carpet and a radiator.

Bedroom Four

11' 9" x 8' 6" (3.58m x 2.59m)

With a window to the rear aspect, fitted wardrobes, carpet and a radiator.

Family Bathroom

7' 10" Widest x 8' 7" Widest (2.39m Widest x 2.62m Widest)

Family bathroom with a window to the rear aspect and comprising of a shower enclosure, bath, wash hand basin, low level WC and a radiator.

General Description Outside

Approaching the property to the front with a large driveway for multiple vehicles leading to a double garage. Gated access through to the rear garden. Enclosed garden to the rear with private aspects and not overlooked, mainly laid to lawn with patio area perfect for outside dining and entertaining.

Double garage accessible by two up and over doors, power and lighting and a side door for access.



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welcome to

Lindisfarne Way, Grantham

- Detached Family House
- Extended to the Rear
- Three Reception Rooms
- Four Bedrooms
- Cloakroom, En-Suite and Bathroom

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



£475,000

Total floor area 170.2 m² (1,832 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.co



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Please note the marker reflects the postcode not the actual property



Property Ref:
GST114101 - 0005

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