



35 Wentworth Drive, Grantham
Grantham

£220,000

DavidGrace





35 Wentworth Drive

Grantham, Grantham

Well-presented 3-bed semi on the popular Sunningdale estate. Bright lounge, dining room, kitchen and conservatory, generous garden, and large private driveway. Close to schools and amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Popular Sunningdale Estate- Close to Town and Schools
- Three-Bedroom Semi-Detached Home
- Welcoming Lounge- Perfect to Entertain
- Separate Kitchen and Dining Room
- Conservatory Providing Extra Living Space
- Two Double Bedrooms Plus a Single
- Modern Family Bathroom
- Generous Rear Garden
- Large Private Driveway
- EPC - tbc

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Entrance Hall

Living Room

14' 5" x 11' 6" (4.40m x 3.50m)

Dining Room

10' 10" x 7' 10" (3.30m x 2.40m)

Kitchen

10' 10" x 6' 7" (3.30m x 2.00m)

Conservatory

Landing

Bedroom 1

11' 6" x 8' 10" (3.50m x 2.70m)

Bedroom 2

8' 6" x 7' 10" (2.60m x 2.40m)

Bedroom 3

7' 10" x 5' 7" (2.40m x 1.70m)

Bathroom





GARDEN

DRIVEWAY

2 Parking Spaces





Energy Efficiency Rating

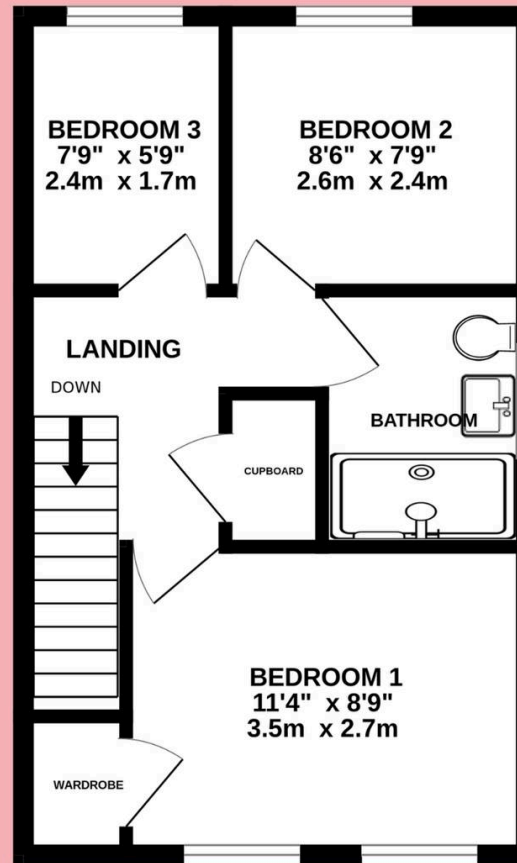
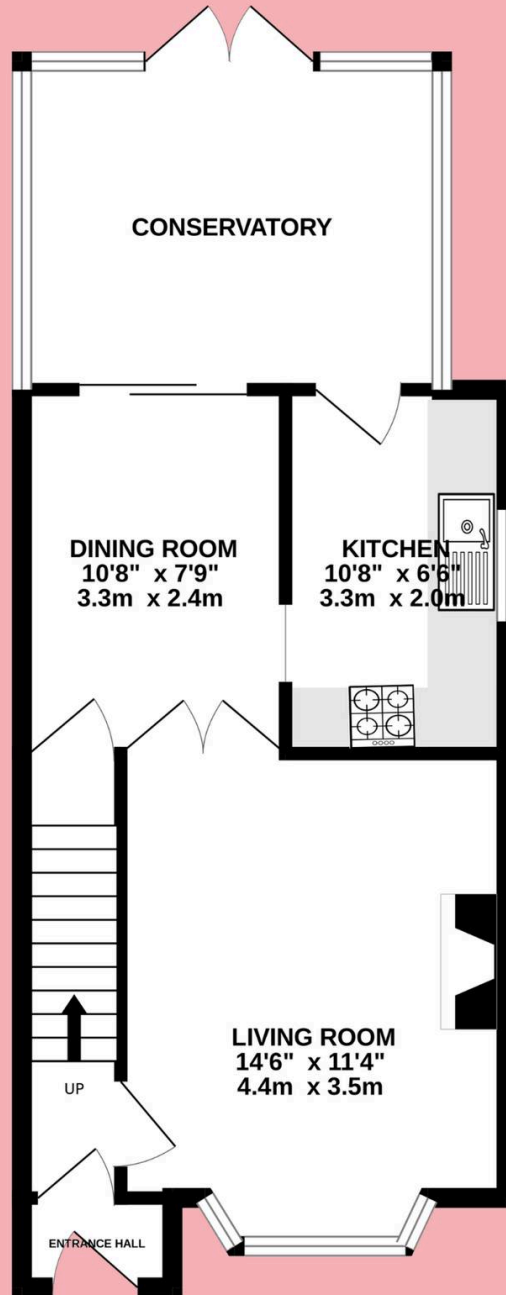
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Wentworth Drive, Grantham
Approx Internal area: 809.45sq ft/ 75.2m²





David Grace Estate Agents

71 High Street, Grantham - NG31 6NR

01476 833833 • sell@davidgrace.co.uk • www.davidgrace.co.uk

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