



**Regency Gardens, Grantham NG31 9JW**

**welcome to**

**Regency Gardens, Grantham**

\*GUIDE PRICE £235,000 - £245,000\* - Perfect family house close to some local amenities. Detached and benefitting from a driveway, garage and gardens. Spacious accommodation which includes three reception rooms, downstairs cloakroom, kitchen, three bedrooms and family bathroom.



### **Entrance Hallway**

Entering the property to the front through a part-glazed door into the entrance hall with a radiator, tiled flooring, staircase leading to the first floor landing and access into the cloakroom and lounge.

### **Downstairs Cloakroom**

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

### **Lounge**

13' 7" x 12' 6" ( 4.14m x 3.81m )

With a window to the front aspect, feature fireplace with wood surround, hearth and inset electric fire, wood effect laminate flooring, radiator, coving and spotlights to the ceiling and, radiator, wood affect flooring and glazed double doors leading through to the dining room.

### **Dining Room**

9' 10" x 7' 2" ( 3.00m x 2.18m )

With wood effect laminate flooring, coving and spotlights to the ceiling and patio doors leading into the conservatory.

### **Conservatory**

9' 8" x 9' 10" ( 2.95m x 3.00m )

Built with a dwarf brick wall and glazing to three walls, underfloor heating with a tiled floor. French doors leading out to the rear garden.

### **Kitchen**

9' 11" x 7' 9" ( 3.02m x 2.36m )

With a window to the rear aspect and having a range of units to both the floor and eye level with worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Integrated electric oven, gas hob with extractor hood above and fridge, space and plumbing for a washing machine and understairs storage. Tiled flooring, wall mounted boiler, spotlights to the ceiling and door leading out to the side aspect.

### **First Floor Landing**

With a window to the side aspect, carpet, hatch access to the loft and doors into the bedrooms and family bathroom.

### **Bedroom One**

11' 10" Shortest point x 8' 6" to wardrobe ( 3.61m Shortest point x 2.59m to wardrobe )

With a window to the front aspect, built-in wardrobes, carpet, radiator and spotlights to the ceiling.

### **Bedroom Two**

9' 10" to wardrobe x 6' 6" ( 3.00m to wardrobe x 1.98m )

With a window to the rear aspect, built-in storage, carpet and a radiator.

### **Bedroom Three**

6' 9" x 6' 5" ( 2.06m x 1.96m )

With a window to the rear aspect, built-in storage, carpet and a radiator.

### **Family Bathroom**

6' x 6' 5" ( 1.83m x 1.96m )

With a window to the front aspect and comprising of a corner bath with shower attachment, vanity sink unit, low level WC, tiled floor, spotlights to the ceiling, heated towel rail and extractor fan.

### **General Description Outside**

Open to the front with lawn, driveway to the side leading to the garage and a paved pathway to the front door. Gated access through to the rear. The rear garden features a paved patio area, perfect for outside dining and entertaining, lawn and enclosed by brick and fencing.

Single Garage - Up and over door, power, lighting and personal door into the rear garden.



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## Regency Gardens, Grantham

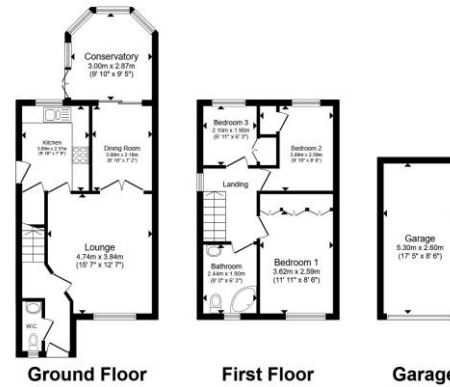
- Detached Family House
- Well Presented Throughout
- Spacious Accommodation
- Conservatory
- Three Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£235,000 - £245,000**



Total floor area 92.0 m<sup>2</sup> (990 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](http://www.propertybox.io)



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Property Ref:  
GST114223 - 0002

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