



**Connells**

Winchester Road  
Grantham



## Property Description

This attractive detached bungalow is set within a sought-after residential area of NG31 and offers well-arranged accommodation, ideal for comfortable single-level living. A welcoming porch leads into the hall, which connects the main living spaces. The kitchen and dining area form the heart of the home and open directly into a bright conservatory that enjoys pleasant views over the rear garden, creating a natural extension of the living space.

The bungalow features a spacious living room positioned centrally, offering a relaxing setting for everyday use. There are three well-proportioned bedrooms, thoughtfully placed to provide a sense of privacy, along with a modern shower room.

For those working from home or needing additional flexibility. A useful utility room offers space for household appliances and storage, complementing the layout perfectly.

Outside, the property enjoys a neat front garden and a private driveway providing convenient off-street parking. The rear garden is an inviting and enclosed space, ideal for outdoor dining, gardening, or simply unwinding in a peaceful setting. The conservatory connects seamlessly with this area, enhancing the appeal of the home and its flow between indoor and outdoor living.

This well-presented bungalow combines generous accommodation with practical features and a desirable location, making it an excellent choice for downsizers, couples, or anyone seeking a comfortable home.

## Porch

Entrance door to the side, window to the front.

## Hall

Built in storage cupboard.

## Kitchen

Window and French patio doors leading to the rear garden, door to the rear leading to the conservatory, a range of wall and base units with rolled edge work surfaces, 1.5 sink drainer with mixer tap, integrated oven and hob with curved glass cooker hood, integrated dishwasher, microwave and under counter fridge, splash backs, laminate flooring, spotlights, radiator.

## Living Room

Bay window to the front, sliding doors leading to the conservatory, feature fire place with surround, coving to ceiling, radiator, carpet flooring.

## Conservatory

Sliding doors to the rear, windows to rear and sides, laminate flooring, spot lights.

## Bedroom Three / Study

Window to the front, laminate flooring, radiator.

## Utility Room

Door and window to the rear, wall and base units with rolled edge work surfaces, sink drainer with mixer tap, tiled splash backs, space for washing machine, laminate flooring, radiator.

## Bedroom One

Window to the front, radiator.

## Ensuite

Walk in shower cubicle, wash hand basin, low level WC.

## Bedroom Two

Window to the rear, built in wardrobe, radiator.

## Shower Room

Window to the side, walk in shower cubicle, wash hand basin, low level WC, storage cupboard.

## Externally

### Front Garden

Block paved driveway with pathway leading to the entrance and side access to rear garden, laid to lawn.

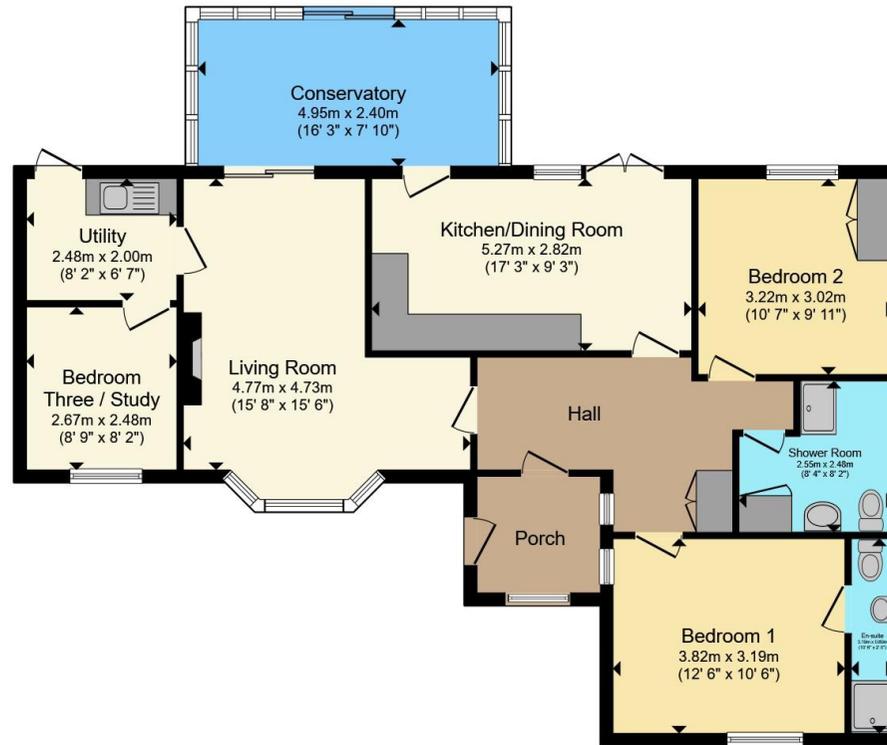
### Rear Garden

Fully enclosed rear garden, patio area, flower beds, laid to lawn.









Total floor area 106.3 m<sup>2</sup> (1,144 sq.ft.) approx

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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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