



**The Hillcott, Bridge End Road, Grantham NG31 7TS**



**welcome to**

**The Hillcott, Bridge End Road, Grantham**

PLOT 236 The Hillcott

A beautifully presented family home with four bedrooms. Spacious lounge, kitchen and dining/living area, with french doors to the garden, with some super upgrades to the property. BRAND NEW AND AVAILABLE TO VIEW NOW.



### **Entrance Hall**

Inviting entrance hall which features a convenient W.C, useful understairs utility storage cupboard and access to the kitchen diner and lounge. Benefitting from stylish Amtico flooring.

### **Cloakroom**

The downstairs cloakroom is fitted with a contemporary white two piece suite comprising of a wash hand basin and low level WC, stylish Amtico flooring included.

### **Dining Kitchen**

22' Excluding Bay x 12' 8" ( 6.71m Excluding Bay x 3.86m )  
The kitchen features a range of upgraded stylish Symphony units with worktops over. Integrated electric oven, hob with extractor hood above, built in dishwasher and fridge freezer. Sink, drainer and mixer tap. The room is finished with Amtico flooring. Bringing in lots of natural light with a bay window to the side aspect and French doors leading out to the rear garden.

### **Lounge**

12' 4" x 15' 8" Widest Point ( 3.76m x 4.78m Widest Point )  
Spacious lounge with a window to the front aspect and fitted carpet.

### **Staircase And Landing Area**

Staggered staircase rising to the first floor with a window to the side aspect and access into all four bedrooms and family bathroom.

### **Principal Bedroom**

9' 3" x 10' 9" ( 2.82m x 3.28m )

Having a window to the rear aspect overlooking the rear garden, built in wardrobes, carpet and access into the en-suite.

### **En-Suite Shower Room**

With a window to the rear aspect and comprising of a double shower cubicle with contemporary tiling, wash hand basin, low level WC and stylish vinyl flooring

### **Bedroom Two**

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

Double bedroom with a window to the front aspect and carpet.

### **Bedroom Three**

7' 9" x 10' 4" min ( 2.36m x 3.15m min )

Another double bedroom with windows to the side and rear aspects and carpet.

### **Bedroom Four**

11' 5" x 7' 6" ( 3.48m x 2.29m )

This could be used as an office space or as the fourth bedroom with a window to the front aspect, built-in storage space and carpet.

### **Family Bathroom**

With a window to the side aspect and comprising of a bath with shower attachment for ease, shower enclosure with complementary tiling, wash hand basin, low level WC and stylish vinyl flooring.

### **External Description**

On a corner plot location, driveway, single garage and bonus EV Charger. Fully enclosed garden to the rear with timber fencing and brick. Solar panels are also included.

### **Agents Note:**

The pictures for this home are digitally dressed for marketing purposes only.



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## The Hillcott Bridge End Road, Grantham

- Plot 236 - The Hillcott
- Detached Family House
- Kitchen Diner With Bay Window and French Doors
- Flooring Throughout
- Driveway, Garage and EV Charger

Tenure: Freehold EPC Rating: Exempt

# £370,000



Please note the marker reflects the postcode not the actual property

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