

Southlands Drive, Grantham NG31 9DW

william h brown

welcome to

Southlands Drive, Grantham

Delightful and well-proportioned extended four-bedroom family home, offering spacious and versatile accommodation across two floors in a quiet and popular location. Ideal for couples and growing families, this attractive property provides comfortable living space both inside and out.













Entrance Hall
Entering the property to the front through a part glazed composite door into the hallway with tiling to the floor, radiator and access into the lounge and kitchen.

Lounge
13' 11" x 11' 1" Widest Point (4.24m x 3.38m Widest Point)
With a window to the front aspect, fireplace with mantle, tiling and hearth, carpet, built-in TV stand and a radiator.

Kitchen
18' 4" x 8' 6" (5.59m x 2.59m)
Modern kitchen with a window to the rear aspect and having a range of white units to both the floor and eye level with dark worktops over, white sink, drainer, mixer tap and decorative tile splashbacks. Space for a double oven, extractor hood above, space for a dishwasher and fridge freezer. Tiling to the floor, undercounter lighting tiles to the floor and spotlights to the ceiling. Access into the rear utility area and downstairs cloakroom. Open through to the conservatory.

Conservatory
12' 9" x 11' 11" (3.89m x 3.63m)
Built with a dwarf brick wall, windows to the two sides with a tile floor, radiator and French doors leading out to the rear garden.

Utility Area
8' 4" x 10' 10" Widest Point (2.54m x 3.30m Widest Point)
With a window to the rear aspect, space for a washing machine, tile effect flooring, radiator, back door leading to the garden. Door into the downstairs cloakroom and access to the front driveway and also out to the rear garden.

Downstairs Cloakroom
Having a vanity sink unit, low level WC, tile effect flooring.

First Floor Landing
The landing has a window to the side aspect, carpet, radiator, hatch access to the loft (vendor advises is partially boarded), access into the bedrooms and family bathroom.

Principal Bedroom
20' 4" x 8' 4" (6.20m x 2.54m)
Lovely dual aspect bedroom with windows to the front and side aspects, built-in wardrobes, carpet, radiator, Juliet balcony looking out over the garden and access into the en-suite shower room.

En-Suite Shower Room
With a window to the rear aspect and comprising of a double shower enclosure with tiling, vanity sink unit, low level WC, wood effect flooring and a radiator.

Bedroom Two
10' 1" x 11' 11" (3.07m x 3.63m)
With a window to the front aspect, built-in storage, carpet and a radiator.

Bedroom Three
10' 3" x 10' 11" (3.12m x 3.33m)
With a window to the rear aspect, carpet and a radiator.

Bedroom Four
7' 6" x 8' 6" (2.29m x 2.59m)
With a window to the front aspect, carpet and a radiator.

Family Bathroom
6' 11" x 5' 7" (2.11m x 1.70m)
With a window to the rear aspect and comprising of a bath with shower over, vanity sink unit, low level WC, tiling to the walls and carpet.

General Description Outside
Block paved driveway to the front giving plenty of off-road parking leading to a single garage.
The rear garden is mainly laid to lawn with a large paved patio area ideal for outside dining and entertaining, Borders with mature planting, gate leading to a separate vegetable plot. Greenhouse, shed and enclosed by fencing.

Single garage with doors both ends, power and lighting.

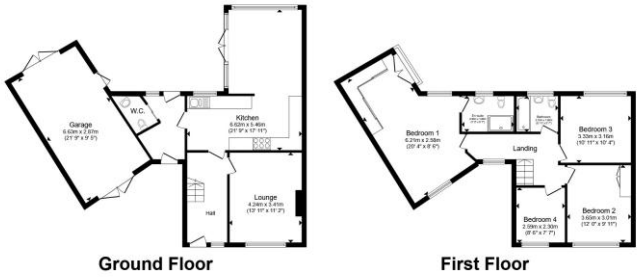
Agents Note:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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Southlands Drive, Grantham

- Extended Family House
- Open Plan Kitchen Diner
- Four Bedrooms, One with an En-Suite
- Modern Family Bathroom
- Spacious Rear Garden for Entertaining

Tenure: Freehold EPC Rating: C
Council Tax Band: B

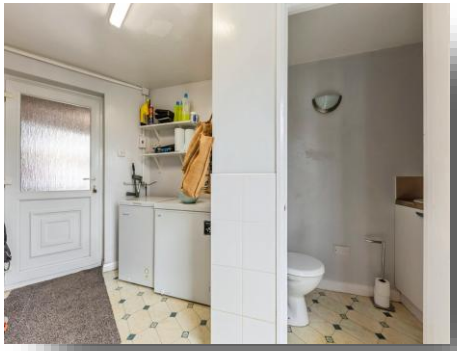


Total floor area 150.0 m² (1,614 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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

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guide price

£315,000 - £325,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST114582 - 0004

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