





Property Description

Connells are delighted to bring to the market this versatile four-bedroom detached family home with a driveway and double garage. The property sits on a generous plot overlooking the River Witham and within a short distance of the town centre, local schools and Wyndham Park.

The ground floor comprises a welcoming entrance hall leading to a bright and spacious lounge, perfect for relaxing or entertaining. To the rear, a kitchen provides ample workspace and storage, with convenient access to a separate utility room. A formal dining room sits adjacent, offering an ideal setting for family meals and gatherings. A downstairs WC completes the ground floor accommodation.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The main bedroom is particularly generous in size and benefits from a en-suite, while the remaining rooms offer versatility for children, guests, or a home office. A family bathroom completes the first floor.

Externally, The property benefits from a detached double garage, offering excellent storage and a driveway with views of the River Witham. Ample river frontage, front lawn with wild flower areas and flower border. To the rear there is a private enclosed garden mainly laid to lawn with three patio areas, a summer house, shed and a green house. A door to access the garage.

Viewing is strongly recommended to fully appreciate the space on offer.

Ground Floor

Entrance Hall

With doors leading to the lounge, downstairs WC, utility, storage cupboard. Stairs leading to the first floor, radiator and laminate flooring.

Downstairs Wc

With a double glazed window to the side, towel radiator, tiled flooring, WC and a wash hand basin.

Lounge

With a double glazed bay window to the front, wood laminate flooring, radiator, fire place for gas fire and double doors leading to the dining room.

Dining Room

With a double glazed window to the side, patio doors leading to the rear garden, wood laminate flooring and a radiator.

Kitchen

With a double glazed window to the rear, tiled

flooring, breakfast bar, range of wall and base units with worktop, under counter lights/ strip lights, spotlights to the ceiling, stainless steel sink, space for an oven, integrated dishwasher and fridge.

Utility

With a double glazed window to the side, double glazed door leading to the side, tiled flooring, understairs cupboard, radiator, worktop space and plumbing for a washing machine.

First Floor

Landing

With doors leading to the four bedrooms, storage cupboard with water tank and the family bathroom. Carpet, loft access and spotlights to the ceiling.

Bedroom One

Double bedroom, double glazed window to the front, fitted wardrobes with bedside storage, fitted dressing table with storage, chest of drawers matching the suite providing more storage, radiator and carpet.

En-Suite

With a double glazed window to the rear, wash hand basin, WC, towel radiator, spotlights to the ceiling and a shower cubicle.

Bedroom Two

Double bedroom, double glazed window to

the front, carpet and a radiator.

Bedroom Three

Double bedroom, double glazed window to the rear, carpet and a radiator.

Bedroom Four

Single bedroom, double glazed window to the front, carpet and a radiator.

Bathroom

With a double glazed window to the rear, tiled flooring, towel radiator, WC, wash hand basin and a bath.

Loft Space

Ladder, insulated and part boarded.

Agent Note

Vendor has confirmed there is fishing rights on the Witham, A well managed river meaning low flood risk.

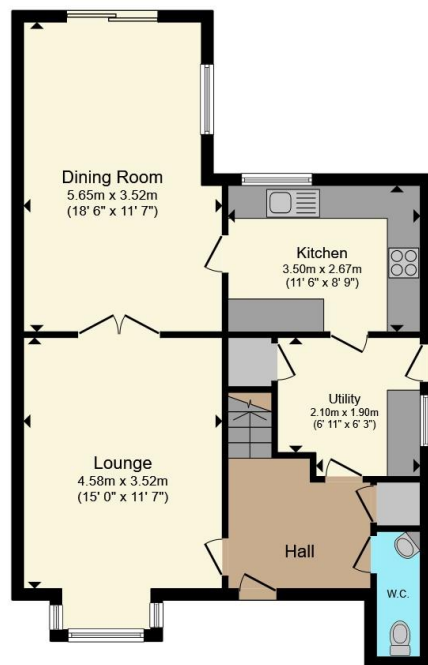
Agent Note

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.





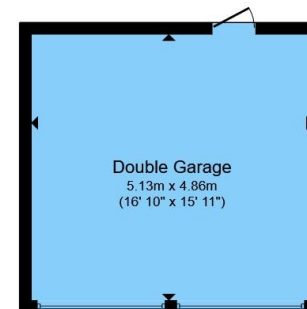




Ground Floor



First Floor



Garage

Total floor area 142.9 m² (1,538 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

Connells

To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
GRANTHAM NG31 6PR

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309539



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GRM309539 - 0007