



Connells

Belton Grove
Grantham



Property Description

**** GUIDE PRICE ** £300,000 - £325,000****

Connells are pleased to bring to the market this versatile four-bedroom family home arranged over two floors, offering generous living space, a driveway and a double garage.

The ground floor comprises of a welcoming entrance hall with a useful downstairs WC and a separate utility/study space. To the front of the property sits the kitchen, creating an ideal space for both everyday family meals and entertaining. To the rear of the property sits the dining room and the lounge, providing comfortable reception rooms. A covered passage links the house to the double garage, offering convenient access and additional storage potential.

To the first floor, you will find four good size bedrooms and a four piece family bathroom.

Externally, To the front of the property there is a block paved driveway leading to the double garage. Mainly laid to lawn with views of the river.

To the rear there is a south facing garden with a patio area, mature bushes. Enclosed with fencing to the boundaries.

Early viewing is recommended to fully appreciate the size and layout on offer.

Ground Floor

Entrance Hall

With doors leading to the utility/study, kitchen, lounge and the downstairs W.C. Stairs leading to the first floor, under stairs cupboard and a radiator.

Utility/Study

With a window to the side and a radiator.

Lounge

With a window to the rear, door leading to the rear garden, double doors leading to the dining room, radiator and fire place.

Dining Room

With a window to the rear, double doors leading to the lounge, door leading to the kitchen and a radiator.

Kitchen

With a window to the front, door leading to side, range of wall and base units with worktop, radiator, stainless steel sink and drainer, integrated oven and grill, gas hob with extractor fan, space and plumbing for washing machine.

Downstairs W.C

With a window to the front, low level W.C, wash hand basin and an under stairs cupboard.

First Floor

Landing

With doors leading to four bedrooms and the family bathroom. Loft access and airing cupboard.

Bedroom One

With a window to the rear, radiator and fitted wardrobes.

Bedroom Two

With a window to the rear, radiator and fitted wardrobe and dressing table.

Bedroom Three

With a window to the front with views over the river and a radiator.

Bedroom Four

With a window to the front with views over the river and a radiator.

Bathroom

With a window to the front, four piece suite comprising of bath, wash hand basin and low level WC, separate shower cubicle and radiator.

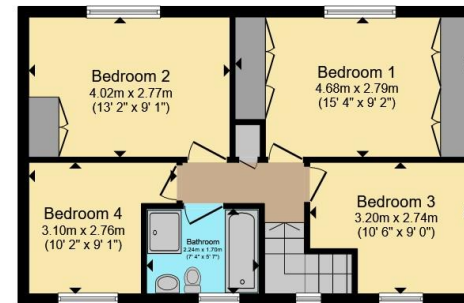








Ground Floor



First Floor

Total floor area 138.8 m² (1,494 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



To view this property please contact Connells on

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EPC Rating: B Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309371



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