



**Lindisfarne Way, Grantham NG31 8ST**



**welcome to**

**Lindisfarne Way, Grantham**

Beautiful detached family home on the outskirts of Grantham, modernised to a high standard throughout including doors, lighting and Amtico acoustic flooring. Spacious accommodation offering an open plan area which includes living and dining, four bedrooms, driveway and enclosed garden to the rear.



### Entrance

Entering the property to the front you are greeted with a open entrance hall with a staircase rising to the first floor landing with an under stairs storage cupboard, double glazed doors into the open plan kitchen living dining space as well as access to the downstairs toilet, office space and the second entrance to the kitchen. Including in this space is a radiator. As well as throughout the whole of the downstairs is newly fitted Amtico, acoustic backed flooring.

### Downstairs Cloakroom

Which includes newly tiled walls, radiator, window to the side of the property, wash hand basin and a low level WC.

### Study/Reception Room

11' 4" x 9' 6" ( 3.45m x 2.90m )

Currently being used as a study this space would be perfect for a snug, second living room or a playroom. Window to the front aspect and a radiator.

### Open Plan Kitchen/Living

25' 8" x 34' ( 7.82m x 10.36m )

Lounge, diner, kitchen - all open plan. An absolutely stunning, newly renovated and reconfigured space hosting a living room, dining space and kitchen. Throughout this area there are new spotlights fitted in the ceiling, newly fitted Amtico, acoustic backed flooring. Excellent accommodation for hosting family time, entertaining and open plan living.

### Lounge

25' 8" x 11' 6" into Bay ( 7.82m x 3.51m into Bay )

A beautiful naturally lit living room space including mood lighting, speaker systems throughout the ceiling along with spotlights. Also featuring a radiator, front bay window, patio doors leading out into the garden. As well as a secondary upright radiator between the living and dining space.

### Dining Room

8' 8" x 14' 6" max into curved bay window ( 2.64m x 4.42m max into curved bay window )

Accessing this room through double glazed windows along side the kitchen and featuring a unique C style shaped bay window.



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### Kitchen

11' 10" x 11' 11" ( 3.61m x 3.63m )

This modern high specification kitchen has all brand-new fittings giving generous storage space with multiple coloured cupboards, drawers and wine rack. A radiator. Extensive counter top space, breakfast bar with hanging spotlights overhead. For appliances in the kitchen, there is a brand-new eyelevel oven as well as a microwave which can be controlled via a mobile phone, an integral dishwasher a Bosch induction hob with a matching extractor fan. Sink, drainer and mixer tap featured underneath the rear window and door giving access into the utility room.

### Utility Room

7' 9" x 5' ( 2.36m x 1.52m )

With newly fitted units, sink with mixer tap, radiator, space and plumbing for appliances. Door allowing access to the side of the property and garden. Also housing the new boiler and the fuse board.

### First Floor Landing

The first floor landing includes an airing cupboard, radiator, hatch access to the loft access and doors to all the bedrooms and family bathroom.

### Principal Bedroom

13' 4" x 11' 7" ( 4.06m x 3.53m )

Large window to the front aspect, radiator, and spotlights in ceiling. This spacious bedroom also features a walk-in wardrobe (9.11 x 5.07) with auto lights as you enter, window to the rear aspect and a radiator.

### En-Suite Shower Room

9' 11" x 4' 7" ( 3.02m x 1.40m )

This newly refurbished en-suite includes a window to the front aspect, shower enclosure, wash hand basin, low level WC, heated towel rail, and spotlights to the ceiling.

### Bedroom Two

11' 10" x 9' 1" ( 3.61m x 2.77m )

Double bedroom which includes a double fitted wardrobe, front facing windows and the radiator.

### Bedroom Three

9' 8" x 9' 9" ( 2.95m x 2.97m )

With a window to the rear aspect, double fitted wardrobe and a radiator.

### Bedroom Four

9' 8" x 10' into recess ( 2.95m x 3.05m into recess )

Bedroom four features a window to the rear aspect and a radiator.

### Family Bathroom

9' 8" x 6' 10" with recess ( 2.95m x 2.08m with recess )

This modern family bathroom has a window to the rear aspect, freestanding bath with attached shower nozzle, shower enclosure with rainfall shower head and shower attachment, wash hand basin, low level WC and a heated towel rail.

### General Description Outside

Block paved large driveway situated in the front of the property, allowing multiple cars to be parked off road. Gated access to the rear.

The Low maintenance rear garden features a patio area and pergola, perfect for outside dining and entertaining, the rear garden is not overlooked and can be considered as a very private space.

Double garage with a newly fitted electric door, power, lighting, and a personal door to the side aspect. Also, bonus EV charger is attached.

welcome to

## Lindisfarne Way, Grantham

- Detached Family House
- Fully Modernised to a High Standard
- Open Plan Living/Dining Kitchen
- Four Bedrooms, Dressing and En-suite to the Principal
- Block Paved Driveway and Double Garage with EV charger

Tenure: Freehold EPC Rating: C

Council Tax Band: E



£495,000

Total floor area 180.2 m<sup>2</sup> (1,939 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](http://www.propertybox.io)



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Property Ref:  
GST113816 - 0004

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