



Glengorm Gardens, Grantham NG31 8XJ

welcome to

Glengorm Gardens, Grantham

GUIDE PRICE £240,000 - £250,000 - Spacious family home, and beautifully presented throughout. Built-in 2020 still under warranty with off-road parking and enclosed rear garden. Close to some local amenities including a primary school and good access to the A1 and A52,



Entrance Hall

Entering the property through a part glazed door into the entrance hall with a radiator, consumer box, spotlights to the ceiling, staircase leading to the first floor landing and doors into the cloakroom and lounge.

Downstairs Cloakroom

Comprising of a wash hand basin, low level WC, wood effect flooring and a radiator.

Lounge

11' 10" max x 16' 1" max (3.61m max x 4.90m max)
L-shaped room with a window to the front and side aspects, radiator, spotlights to the ceiling and wood effect flooring.

Kitchen Diner

15' x 10' 5" (4.57m x 3.17m)
With a window to the rear aspect and having a range of grey gloss units to both the floor and eye level with wood effect worktops over, stainless steel sink, drainer and mixer tap. Integrated oven, hob with extractor hood above, fridge freezer, dishwasher and washing machine. Benefitting from an understairs storage cupboard, wood effect flooring, spotlights to the ceiling, radiator and French doors leading out to the rear garden.

First Floor Landing

With a storage cupboard, carpet, radiator and doors leading to the bedrooms and family bathroom.

Master Bedroom

11' 9" x 8' 6" (3.58m x 2.59m)
With a window to the front aspect, built-in wardrobes, wood effect flooring, radiator and door leading into the en-suite.

En-Suite Shower Room

With a window to the side aspect, shower cubicle, pedestal wash hand basin, low level WC, tiled walls and radiator.

Bedroom Two

8' 6" x 10' 2" (2.59m x 3.10m)
With a window to the rear aspect, built-in wardrobes, wood effect flooring and radiator.

Bedroom Three

6' 3" x 8' 9" (1.91m x 2.67m)
With a window to the front aspect, wood effect flooring and radiator.

Family Bathroom

With a window to the rear aspect and comprising of a bath, pedestal wash hand basin, low level WC, vinyl flooring, tiled walls and radiator.

General Description Outside

Approaching the property to the front with a driveway to the side, gravel area with a pathway to the front door, EV charger and gated access through to the rear garden.

The rear garden is low maintenance with lawn garden, shrub border and enclosed by fencing.

Agents Note:

This property has an Annual Estate Service Charge of approximately £110



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Glengorm Gardens, Grantham

- Modern Semi-Detached House
- Spacious Accommodation
- Three Bedrooms
- En-Suite & Family Bathroom
- Off-Road Parking with EV Charger

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

guide price

£240,000 - £250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113102 - 0006

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