



**Knaresborough Drive, GRANTHAM NG31 8UP**

**welcome to**

## **Knaresborough Drive, GRANTHAM**

A 'Move in Ready' detached family home on the desirable Barrowby Edge. Stunning interior decor with an open plan kitchen, living and entertaining area, lounge, modern kitchen with utility, four bedrooms, en-suite and family bathroom. Located on a corner plot with driveway, garage and rear garden.



## **Entrance**

Entering the property through a part-glazed door, this open entrance will meet you with a shoe/coat cupboard along with a downstairs cloakroom, staircase rising to the first floor and doors through to the lounge and kitchen area. Also includes one radiator and ceramic tile flooring.

## **Downstairs Cloakroom**

With a vanity sink unit, low level WC, radiator and ceramic tile flooring.

## **Lounge**

20' 1" x 11' 11" ( 6.12m x 3.63m )

Beautiful light and airy dual aspect room with one window to the front aspect and two windows to the side aspect, carpet, and two radiators.

## **Open Plan Kitchen/Living Area**

15' 9" x 21' ( 4.80m x 6.40m )

This stunning open plan layout features a window to the front aspect and comprising of fully fitted modern white units to both the floor and eye level with marble effect worktops over, stainless steel sink, drainer and tap. Integrated double oven, hob, extractor hood and splashback. Built-in fridge freezer and dishwasher. A conveniently placed breakfast bar, with plenty of cupboard space. Benefiting from spotlights to the ceiling, two radiators, ceramic tile flooring and space for a dining table. French doors with side and window panels takes you out to the paved patio area.

## **Utility Area**

3' 8" x 6' ( 1.12m x 1.83m )

From the kitchen this accessible utility area provides cupboard space, marble effect worktop with a small inset sink, space for a washing machine, wall mounted boiler, ceramic tile flooring and convenient door leading out to the rear aspect.

## **First Floor Landing**

With a side window, airing cupboard, hatch access to loft and doors into the bedrooms and family bathroom.

## **Principal Bedroom**

11' 8" x 9' 4" ( 3.56m x 2.84m )

Lovely dual aspect bedroom with windows to both the side and rear aspects, triple fitted wardrobes, carpet, radiator and door through to the en-suite.

## **En-Suite Shower Room**

With a window to the side aspect and comprising of a walk-in shower enclosure, pedestal wash hand basin, low level WC, tiling to the walls, heated towel rail, shaver socket, extractor fan and wood effect flooring.

## **Bedroom Two**

10' 3" x 10' 1" ( 3.12m x 3.07m )

With a window to the front aspect, triple fitted wardrobes, carpet and radiator.

## **Bedroom Three**

8' x 12' 4" ( 2.44m x 3.76m )

With a window to the side aspect, carpet and radiator.

## **Bedroom Four**

7' x 8' 4" ( 2.13m x 2.54m )

With a window to the front aspect, cupboard over the stairs, carpet and radiator. (This bedroom is currently being used as a home office space).

## **Family Bathroom**

With a window to the side aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, tiling to the walls and wood effect flooring.

## **General Description Outside**

On a corner plot with hedging to the front and sweeping around the side, which leads to a driveway for approximately two vehicles and single garage. Gated access through to the rear garden and an access door into the garage.

The rear garden features a paved patio area, perfect for outside dining and entertaining, lawn with borders, flower beds and mature shrubs. Enclosed by a brick wall.

Single Garage with and up and over door, power and lighting.



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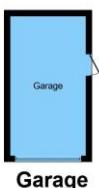
- Detached Family House
- Open Plan Kitchen/Living/Entertaining
- Separate Lounge
- Four Bedrooms
- Driveway/Garage and Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£380,000**



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