

Kedleston Road, Grantham NG31 7FH

william h brown

welcome to

Kedleston Road, Grantham

Spacious four-bedroom detached family home in a sought-after location, conveniently close to schools, amenities and Grantham train station. Offering generous living accommodation, a principal bedroom with en-suite, gardens and a detached garage, this property is perfect for modern family living.













Entrance Hall
Entering the property to the front through a part-glazed door with wood effect flooring, radiator and access into the cloakroom, lounge, kitchen and dining room, staggered staircase to the first floor landing.

Downstairs Cloakroom
Comprising of a low level WC, pedestal wash hand basin, radiator and tile effect flooring.

Lounge
19' 7" x 11' 3" (5.97m x 3.43m)
Dual aspect room with windows to both the front and side aspect, wood effect flooring, double doors leading to the hall and two radiators.

Dining Room
9' 9" x 9' 6" (2.97m x 2.90m)
With a window to the front aspect, wood effect flooring, radiator and French doors leading out to the garden.

Kitchen
12' 1" x 9' 6" (3.68m x 2.90m)
Spacious kitchen with a window to the side aspect and having a range of wood effect units to both the floor and eye level with worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Integrated oven, hob with extractor hood above, space for appliances, spotlights to the ceiling, tile flooring, radiator and archway through to the utility.

Utility
4' 8" x 6' 3" (1.42m x 1.91m)
Space for appliances, stainless steel sink, drainer, mixer tap and tile splashbacks, radiator and wall mounted boiler. Tile flooring and door leading out to the garden.

First Floor Landing
Carpet, hatch access to the loft, radiator and access into the bedrooms and family bathroom.

Bedroom One
11' 10" x 11' 6" (3.61m x 3.51m)
With a window to the side aspect, carpet, radiator and access into the en-suite.

En-Suite Shower Room
With a window to the rear aspect and comprising of a shower cubicle, pedestal wash hand basin, low level WC, extractor fan and a radiator.

Bedroom Two
9' 7" x 11' 2" Widest Point (2.92m x 3.40m Widest Point)
With a window to the side aspect, carpet and a radiator.

Bedroom Three
9' 11" x 8' 2" (3.02m x 2.49m)
With a window to the front aspect, carpet and a radiator.

Bedroom Four
7' 7" x 10' 4" Widest Point (2.31m x 3.15m Widest Point)
With a window to the front aspect, carpet and a radiator.

Family Bathroom
8' 6" x 6' 7" (2.59m x 2.01m)
With a window to the front aspect and comprising of a bath with shower attachment, pedestal wash hand basin, low level WC, extractor fan, tile splashbacks, radiator and tile flooring.

General Description Outside
Paved pathway to the front door with a selection of shrubs. Driveway, garage and gated access through to the rear.
The rear garden is mainly laid to lawn with some mature shrubs, enclosed by fencing.

Single garage

Agents 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."

welcome to

Kedleston Road, Grantham

- Detached Family House
- Spacious Accommodation
- Four Bedrooms
- Garage and Gardens
- Great Location Close to Amenities

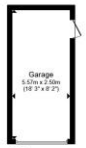
Tenure: Freehold EPC Rating: C
Council Tax Band: D



Ground Floor



First Floor



Garage

Total floor area 124.0 m² (1,335 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

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£265,000









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The Property Ombudsman

Property Ref:
GST114461 - 0004

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