



**Sunningdale, Grantham NG31 9PF**



**welcome to**

**Sunningdale, Grantham**

\*GUIDE PRICE £200,000 - £210,000\* - Well presented semi-detached family house in the popular location of Sunningdale. Offering a lounge, kitchen diner, three bedrooms and bathroom, driveway and gardens. Good access to the grounds entrance of the National Trust Belton House. 'NO CHAIN'



### Entrance Hall

Entering through a newly fitted front door into the entrance hall with Amtico flooring, staircase leading to the first floor landing and door leading to the lounge.

### Lounge

12' 8" x 11' 3" ( 3.86m x 3.43m )

With a window to the front aspect, wooden laminate flooring and a radiator.

### Kitchen Diner

14' 6" x 10' 8" ( 4.42m x 3.25m )

With a window to the side aspect, cream units at both floor and eye level with oak wood worktops over, Belfast ceramic sink with mixer tap and tiled splashbacks, a range cooker with gas hob and extractor above, understairs storage cupboard, slate tiles to the floor, boiler and newly fitted patio doors leading out to the rear garden.

### First Floor Landing

With hatch access to the loft, airing cupboard, grey carpet, hanging light fitting, a radiator and doors leading off to the bedrooms and bathroom.

### Bedroom One

12' 2" narrowing to 11' 4" x 8' 9" ( 3.71m narrowing to 3.45m x 2.67m )

With two windows to the front aspect, fitted wardrobes, and a radiator.

### Bedroom Two

8' 5" x 7' 5" ( 2.57m x 2.26m )

With a window to the rear aspect, grey carpet and a radiator.

### Bedroom Three

7' 5" x 5' 9" ( 2.26m x 1.75m )

With a window to the rear aspect and a radiator.

### Family Bathroom

With a window to the side aspect, bath with electric shower over, pedestal wash hand basin, low level WC, extractor fan, partially tiled, grey vinyl flooring and a radiator.

### General Description Outside

Approaching the property there is a driveway for approximate two vehicles, lawned front area and gated access to the rear garden.

The enclosed rear garden by fencing is mainly laid to lawn, with patio areas to the rear and side of the garden which can be used for outside dining and two sheds for storage.



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## Sunningdale, Grantham

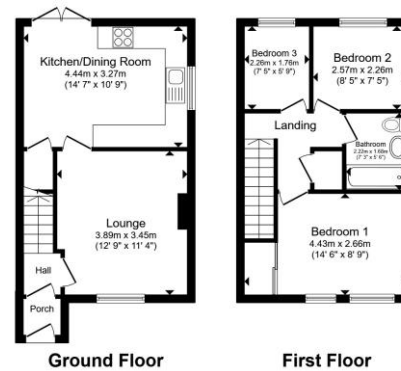
- Three Bedroom Semi-Detached House
- Lounge & Kitchen Diner
- Well Presented Throughout
- Driveway and Gardens Front and Rear
- Great Location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£200,000 - £210,000**



Total floor area 65.4 m<sup>2</sup> (704 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.co](http://www.propertybox.co)

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Property Ref:  
GST113975 - 0003

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