



40 The Belfry, Grantham
Grantham

£325,000

DavidGrace





40 The Belfry

Grantham

Spacious four-bedroom detached home near town centre and schools. Features dining room, large kitchen, conservatory, flexible bedrooms, family bathroom, and ground-floor WC.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Four Bedroom Detached Home In Grantham
- Desirable Location - Only a Short Drive From Town Centre
- Beautiful Solid-Roofed Conservatory Area - Filled With Plenty of Daylight
- Integral Garage with Electric Remote Door and Lots of Off-Street Parking
- A Handy WC Situated on Ground Floor
- Spacious Kitchen, Dining and Living Area
- Versatile Bedrooms That Can Be Adapted to Suit Your Lifestyle
- Lovely Family Bathroom On First Floor
- Enclosed Private South Facing Rear Garden
- EPC - tbc

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Hallway

Dining Room

11' 10" x 8' 6" (3.60m x 2.60m)

WC

Kitchen

9' 6" x 8' 10" (2.90m x 2.70m)

Utility Room

Living Room

14' 5" x 11' 10" (4.40m x 3.60m)

Conservatory

14' 1" x 11' 6" (4.30m x 3.50m)

Landing

Bedroom 1

11' 10" x 11' 2" (3.60m x 3.40m)

Ensuite

Bedroom 2

10' 10" x 9' 2" (3.30m x 2.80m)

Bedroom 3

10' 10" x 8' 2" (3.30m x 2.50m)

Bedroom 4

8' 6" x 8' 2" (2.60m x 2.50m)

Bathroom

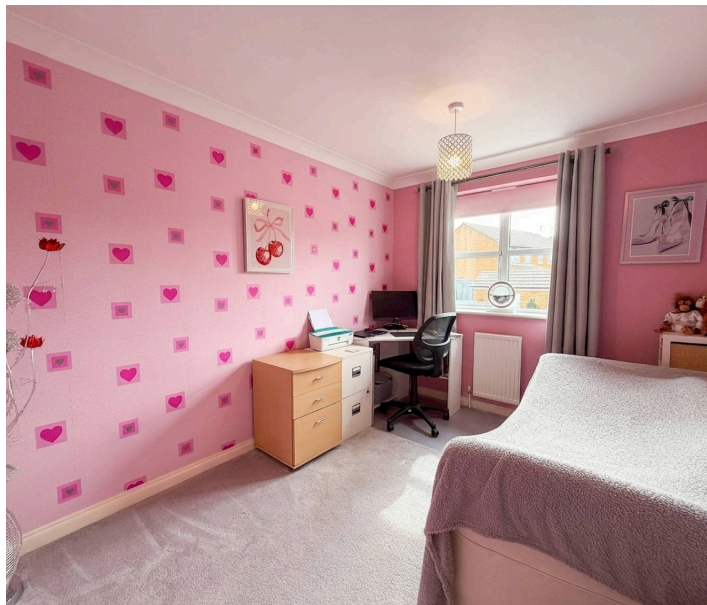
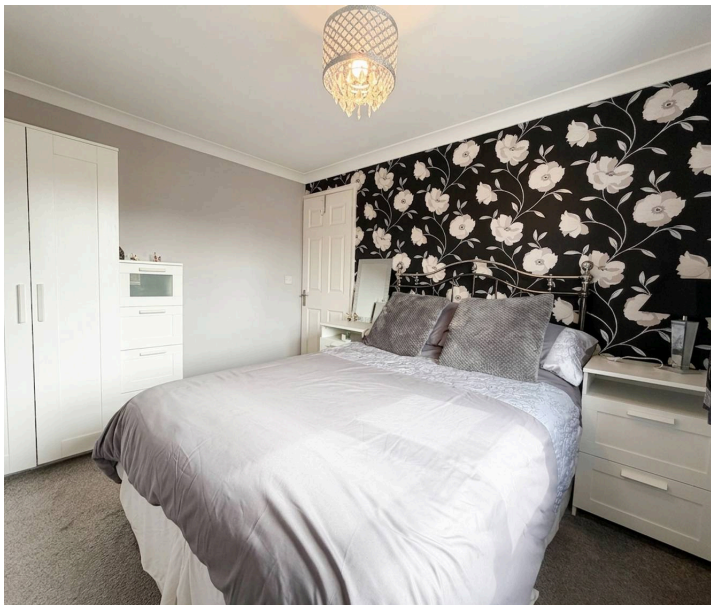




GARDEN

GARAGE

DRIVEWAY

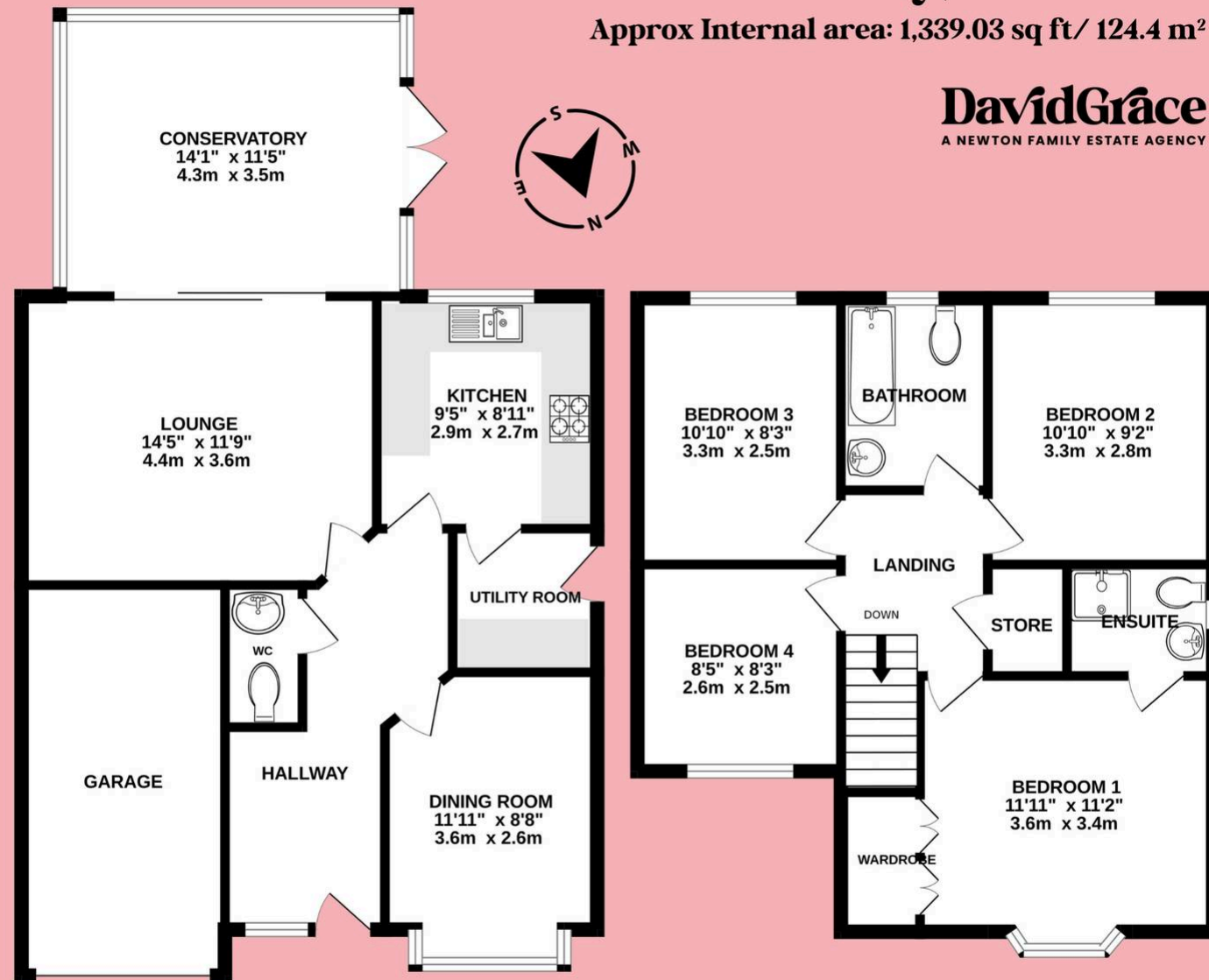




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Approx Internal area: 1,339.03 sq ft/ 124.4 m²

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This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and 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).



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