



**Bedford Close, Grantham NG31 9UQ**



**welcome to**

**Bedford Close, Grantham**

\*GUIDE PRICE £210,000 - £220,000\* - EXTENDED semi-detached house in a popular location. Perfect family home with spacious accommodation which includes two reception rooms, cloakroom, kitchen, four bedrooms and family bathroom. South facing rear garden and offering 'NO CHAIN'.



### Entrance

Entering the property through a replacement composite double glazed door into the entrance hall, benefitting from a storage cupboard, laminate floor and doors giving access into the cloakroom and dining room.

### Downstairs Cloakroom

With a window to the front aspect, and comprising of a wash hand basin with tile splashback, low level WC, radiator, extractor fan and laminate flooring.

### Dining Room

18' 8" x 8' 9" ( 5.69m x 2.67m )

Lovely sized room with a window to the rear aspect, carpet, coving to the ceiling, radiator and access through to the lounge.

### Lounge

14' 4" x 12' 3" ( 4.37m x 3.73m )

Good size lounge area with a fireplace surround and log storage, carpet, coving to the ceiling, understairs cupboard offering ample storage, space and light, staircase to the first floor landing, patio doors leading out to the rear garden and access to the kitchen.

### Kitchen

12' 3" x 9' 7" ( 3.73m x 2.92m )

With two windows to the front aspect and having a range of wood effect units to both the floor and eye level with marble effect worktops over, colour co-ordinated one and a half bowl sink unit with mixer tap and decorative tile splashback. Space for a freestanding cooker, fridge freezer, washing machine and undercounter appliances. Coving to the ceiling, and tile effect flooring.

### First Floor Landing

With carpet, hatch access to the loft, built-in airing cupboard housing the gas central heating boiler and access to the bedrooms and family bathroom.

### Bedroom One

15' 4" x 8' 9" ( 4.67m x 2.67m )

Double bedroom with a window to the rear aspect, carpet, coving to the ceiling and a radiator.

### Bedroom Two

12' 3" x 11' ( 3.73m x 3.35m )

With a window to the rear aspect, built in wardrobe, carpet, coving to the ceiling and a radiator.

### Bedroom Three

11' 2" x 6' 5" ( 3.40m x 1.96m )

With a window to the front aspect, storage cupboard and carpet.

### Bedroom Four

8' 7" x 8' 9" ( 2.62m x 2.67m )

Versatile room with a window to the front aspect and carpet. This room is currently being used by the vendor as a home office.

### Family Bathroom

6' x 5' 6" ( 1.83m x 1.68m )

With a window to the front aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, tiling to both the walls and floor and a radiator.

### General Description Outside

Approaching the front there is a block paved driveway offering ample off-road parking for two cars/caravan. Gated access to the rear garden. The south facing rear garden is tiered with a paved patio area, perfect for outside dining and entertaining. Paved steps leading up to the raised tier benefitting from gravel and paving with a second seating decking area, having plenty of space for pots and planters. Also benefitting from a shed and enclosed by fencing.



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## Bedford Close, Grantham

- Extended Semi-Detached House
- Four Bedrooms & Two Reception Rooms
- UPVC Double Glazed Throughout
- Gas Central Heating
- South Facing Rear Garden

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

guide price

**£210,000 - £220,000**



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Property Ref:  
GST113745 - 0005

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postcode not the actual property