



Berkshire Drive, Grantham



Guide price £300,000

- Detached Family Home
- Four Generous Bedrooms
- Generous Plot
- Lounge + Dining Room
- Kitchen
- Utility Room
- Freehold
- EPC rating D



****GUIDE PRICE £300,000 - £310,000**** Located on the ever-popular Sunningdale estate, this spacious detached home offers plenty of room for the whole family. Inside, you'll find an entrance hall, handy cloakroom, dining room, comfortable lounge, kitchen, utility room, and four good-sized bedrooms — with the master benefiting from its own en-suite — plus a family bathroom.

The home features UPVC double glazing and gas central heating throughout. Outside, there's a driveway leading to a single garage and a low-maintenance gravelled front area. The private back garden is mainly lawn, with a lovely patio area that's perfect for relaxing or entertaining.

ACCOMMODATION

ENTRANCE PORCH

An open entrance porch with outside lighting.

ENTRANCE HALL

Having half glazed entrance door and uPVC double glazed window, radiator with cover, stairs rising to the first floor and tiled flooring.





CLOAKROOM

0.89m x 1.63m (2'11" x 5'4")

With low level WC., corner wash basin with tiled splashback, radiator, tiled floor.

LOUNGE

3.34m x 4.79m (11'0" x 15'8")

Having uPVC double glazed bay window to the front aspect, an attractive fireplace with coal effect fire within on a marble style hearth, radiator, carpet and open archway to the dining room.

DINING ROOM

2.57m x 2.65m (8'5" x 8'8")

Having uPVC double glazed sliding patio doors to the rear, vinyl flooring and radiator.

KITCHEN

2.65m x 2.58m (8'8" x 8'6")

With uPVC double glazed window to the rear aspect, fitted eye and base level units, inset one and a half bowl sink and drainer, gas hob with electric double oven beneath and pull-out extractor over, radiator, space for under counter appliances, space and plumbing for dishwasher or washing machine, tiled splashbacks.

UTILITY ROOM

1.8m x 2.56m (5'11" x 8'5")

Having uPVC double glazed window to the rear aspect, eye and base level units, work surfacing with inset stainless steel sink and drainer, space and plumbing for appliance, uPVC half glazed door to the side, wall mounted central heating boiler, radiator and tiled flooring.

FIRST FLOOR LANDING

With fitted carpet.

BEDROOM ONE

3.53m x 2.82m (11'7" x 9'4")

With uPVC double glazed window to the front aspect, fitted wardrobes, radiator and carpet.

EN-SUITE

1.74m x 1.8m (5'8" x 5'11")

Having uPVC obscure double glazed window to the front aspect, shower cubicle, low level WC., wash basin, part tiled walls, radiator, shaver point, extractor fan and vinyl flooring.

BEDROOM TWO

3.06m x 3.34m (10'0" x 11'0")

With uPVC double glazed window to the front aspect, radiator and carpet.

BEDROOM THREE

3.58m x 2.59m (11'8" x 8'6")

With uPVC double glazed window to the rear aspect, fitted wardrobes, radiator and carpet.

BEDROOM FOUR

2.59m x 3.16m (8'6" x 10'5")

With uPVC double glazed window to the rear aspect, radiator and carpet.

FAMILY BATHROOM

2.19m x 2.31m (7'2" x 7'7")

With uPVC obscure double glazed window to the rear aspect, panelled bath with shower over and glazed screen, pedestal wash basin and low level WC., part tiled walls, radiator and vinyl flooring.

OUTSIDE

There is a double width driveway leading to the integral single garage and a low maintenance garden with footpath to the rear garden. At the rear there is a good sized patio, lawn, gravelled seating area and mature shrubs and plants to the borders. It is fully enclosed and also has outside lighting, power sockets and water tap.

GARAGE

With up-and-over door.





SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right onto Broad Street and left onto Brook Street. At the Manthorpe Road traffic lights turn right onto Belton Lane and continue along, round the sharp bend onto Londonthorpe Lane, past Belton Park Golf Club and take the right turn onto Berkshire Drive and the property is on the left just past the turning for Killarney Close.

GRANTHAM

There is a local bus service available, with a bus stops to town along Sunningdale and also a convenience store and fish and chip shop on Sunningdale close by.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major

commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

For more information please call in the office or telephone 01476 591900.



Floorplan

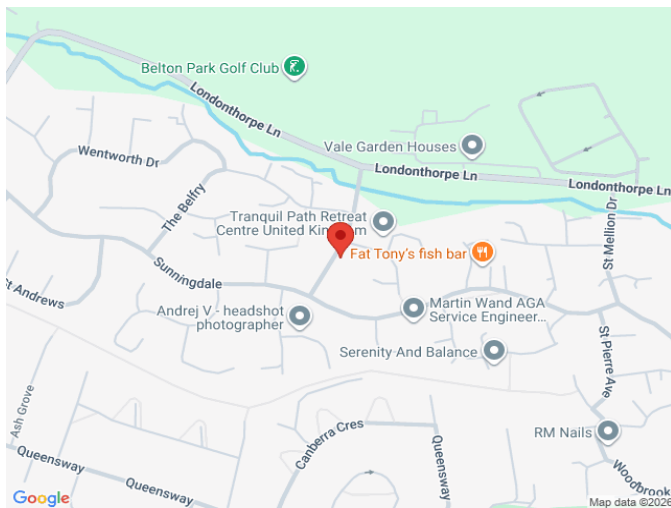
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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