



Gorse Rise, Grantham



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Freehold

£340,000



Key Features

- Generous Plot
- Beautifully Presented Throughout
- Three Spacious Bedrooms
- Ample Driveway Parking
- Private Location
- Kitchen / Diner
- EPC rating C





A well-presented three-bedroom property with a generous driveway and garage, situated within a highly sought-after residential location.

The accommodation comprises an entrance hall leading to a spacious kitchen/dining room, a well-proportioned sitting room, a shower room, a double bedroom and a conservatory overlooking the garden. To the first floor, the landing provides access to two further double bedrooms and a contemporary family bathroom.

Externally, the property benefits from a substantial frontage, enclosed by double timber gates, providing off-street parking for multiple vehicles. The rear garden is of an excellent size and offers an ideal space for entertaining, complete with an outside tap, power supply and lighting, making it particularly well-suited to outdoor working during the warmer months.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall with laminate flooring and radiator, providing access to the kitchen, sitting room, shower room, inner hallway and principal bedroom.

KITCHEN / DINER

5.68m x 2.84m (18'7" x 9'4")

Fitted with a range of wall and base units, incorporating integrated appliances including a fridge, dishwasher, microwave and electric oven, with gas hob and extractor above. Double glazed window to the front aspect and door to the porch.

LOUNGE

5.15m x 3.85m (16'11" x 12'7")

A well-proportioned reception room with rear aspect window, laminate flooring and radiator, with access to the conservatory.

CONSERVATORY

5.42m x 2.16m (17'10" x 7'1")

Enjoying views over the rear garden with direct access outside, creating an ideal additional reception space.

SHOWER ROOM

1.91m x 2.43m (6'4" x 8'0")

Comprising a shower cubicle, wash hand basin with storage and WC. Fully tiled with a front aspect window and ceiling spotlights.

BEDROOM ONE

3.65m x 3.84m (12'0" x 12'7")

A double bedroom with fitted wardrobes, rear aspect window, radiator and carpeted flooring.

OFFICE SPACE

3.74m x 2.6m (12'4" x 8'6")

With front aspect window, radiator and stairs rising to the first floor.







BEDROOM TWO

4.88m x 3.14m (16'0" x 10'4")

A spacious double bedroom with rear aspect window, built-in storage, radiator and carpeted flooring.

BEDROOM THREE

4.25m x 3.17m (13'11" x 10'5")

A further double bedroom with rear aspect window, radiator and carpet.

FAMILY BATHROOM

2.14m x 1.62m (7'0" x 5'4")

Fitted with a bath and shower over, wash hand basin and WC, with tiled walls and flooring and a front aspect window.

EXTERIOR

The property boasts a beautifully landscaped rear garden, thoughtfully designed for both relaxation and entertaining. A generous timber decked terrace provides an ideal setting for outdoor dining, complemented by a covered seating area with integrated lighting, creating a sociable space to enjoy throughout the seasons. The garden is predominantly laid to lawn and bordered by mature trees, hedging and well-stocked planting beds, offering a high degree of privacy and a tranquil outlook. A feature above-ground pool adds a unique leisure element, while the expansive plot allows for a variety of uses, from family enjoyment to outdoor working or hosting.

To the rear, a garden shed provides additional storage, completing this impressive outdoor space that seamlessly combines practicality with lifestyle appeal.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C



GRANTHAM

There is a local bus service available on Hill Avenue and local shops along Harrowby Lane as well as primary schools closeby. 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

AGENTS NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

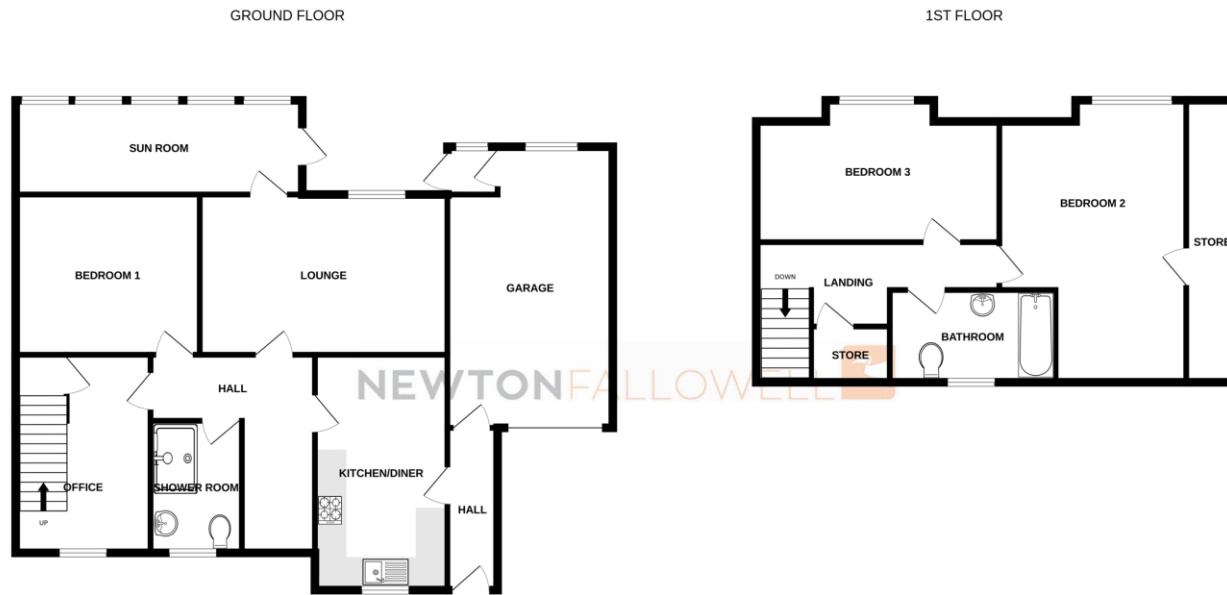
NOTE

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Floorplan



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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