



Connells

Kedleston Road
Grantham



Property Description

Connells are pleased to bring to the market this attractive and thoughtfully arranged four-bedroom home offering spacious and adaptable accommodation across two floors, making it perfectly suited to growing families and those seeking work-from-home options.

The property opens into a welcoming entrance hall with stairs rising to the first floor. To the front, a dedicated study/home office provides an ideal quiet workspace or optional snug. A generous lounge offers plenty of space for relaxing. A separate dining room connects seamlessly to the kitchen, creating a practical layout for both everyday living and entertaining. The kitchen is well-positioned and supported by a useful utility room. A convenient ground floor W.C. adds to the practicality of the home.

The first floor features four comfortable bedrooms arranged around a central landing. The main bedroom benefits from a private en-suite, while the remaining three bedrooms are served by a well-appointed family bathroom.

Externally, To the front of the property there is a shared blocked paved driveway leading to the garage. To the rear there is an enclosed garden mainly laid to lawn with a patio area. This home is one of the largest plots.

Early viewing is highly recommended to fully appreciate the space and layout this home has to offer.

Ground Floor

Entrance Hall

With doors leading to the lounge, study, downstairs W.C and kitchen. Stairs leading to the first floor, radiator and lino flooring.

Lounge

Double glazed bay window to the front, lino flooring, two radiators, fire place.

Study

Double glazed window to the front, lino flooring and a radiator.

Downstairs W.C

Wash hand basin, W.C, lino flooring and a radiator.

Dining Room

Double glazed patio doors to the rear, lino flooring and a radiator.

Kitchen

Two double glazed windows to the rear, range of wall and base units with worktop, electric oven, electric hob.

Utility

Double glazed door leading to the side, worktop, sink, plumbing for washing machine and a radiator.

Lean To

Slabbed flooring and worktop.

First Floor

Landing

With doors leading to four bedrooms, bathroom and a large inbuilt cupboard. Carpet and loft access.

Bedroom One

Double bedroom, two double glazed windows to the front, doors leading to the en-suite and inbuilt cupboard, lino flooring, radiator, open inbuilt wardrobe.

En-Suite

Double glazed window to the front, spotlights to the ceiling, lino flooring, W.C, wash hand basin, shower and a radiator.

Bedroom Two

Double bedroom, double glazed window to the rear, carpet and a radiator.

Bedroom Three

Small double bedroom, double glazed window to the rear, carpet and a radiator.

Bedroom Four

Single bedroom, double glazed window to the rear, lino flooring and a radiator.

Bathroom

Double glazed window to the side, spotlights to the ceiling, lino flooring, radiator, wash hand basin, W.C, bath with shower over.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

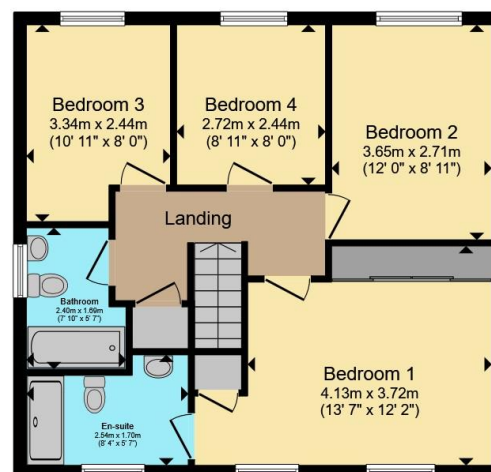




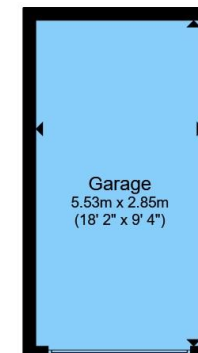




Ground Floor



First Floor



Garage

Total floor area 134.4 m² (1,446 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.io

Connells

To view this property please contact Connells on

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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309493



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