



Connells

Northcliffe Road
Grantham



Property Description

Connells are pleased to bring to the market this detached four bedroom home in a popular area of Grantham.

Upon entering the property, you are welcomed by a central hallway providing access to a spacious lounge/diner, creating a superb open living and entertaining area with ample space for both relaxation and dining. Double doors lead through to a conservatory, which provides a pleasant additional sitting area overlooking the garden and filling the space with natural light.

The kitchen is positioned off the hall and offers a practical layout with space for appliances and plenty of storage. A useful ground floor W.C. adds further convenience for family living and guests. The property also benefits from a garage, ideal for storage, or potential conversion (subject to permissions).

Upstairs, the first floor landing leads to four well-sized bedrooms and a family bathroom.

Externally, To the front of the property there is a concrete driveway. To the rear there is a private enclosed garden, mainly laid to lawn, small patio area, well established trees and shrubs.

Viewing is highly recommended to fully appreciate this home.

This home is being sold with no onwards chain.

Ground Floor

Entrance Porch

With a window to the front, double glazed door to the side, carpet.

Entrance Hall

With stairs rising to the first floor, doors leading to the kitchen, lounge/diner and the W.C. Understairs storage cupboard, radiator, carpet.

Downstairs W.C

Double glazed window to the side, carpet, radiator, wash hand basin, W.C.

Kitchen

Double glazed window to the front and side, range of wall and base units with worktop, lino flooring, radiator.

Lounge / Diner

Double glazed window to the rear, patio doors leading to the conservatory, carpet, two radiators.

Conservatory

Windows to all sides, patio doors leading to the rear garden, carpet, power/ electric.

First Floor

Landing

With doors leading to four bedrooms, bathroom and the airing cupboard, carpet, loft access.

Bedroom One

Double bedroom, double glazed window to the rear, carpet, radiator, fitted wardrobe.

Bedroom Two

Double bedroom, double glazed window to the front, carpet, radiator, storage cupboard.

Bedroom Three

Double bedroom, double glazed window to the front, carpet, radiator, storage cupboard.

Bedroom Four

Double glazed window to the rear, carpet, radiator.

Bathroom

Double glazed window to the side, radiator, carpet, bath with shower over, W.C, wash hand basin.

Outside

Garage

Single garage, up and over door, power.

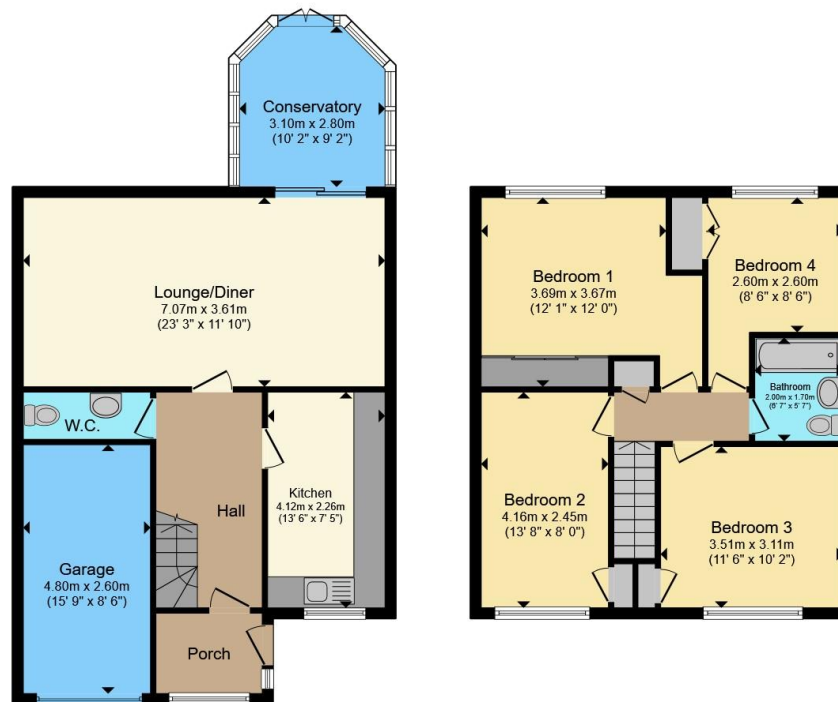
Agent Note

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

Total floor area 126.4 m² (1,360 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



To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309516



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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