



Connells

Baysdale Grove
Grantham



Property Description

Connells are excited to bring to the market this immaculately presented three-bedroom detached family home located within the highly sought-after Manthorpe Estate area of Grantham. Boasting generous accommodation, modernisation and an excellent position within Grantham. The property is ideally suited to families seeking space and flexibility.

This home has been cleverly extended and modernised, offering family flexible living. Accommodation briefly comprises; ground floor boasts a lovely flow and versatile arrangement. You will discover a large, well-appointed kitchen, a light and airy open-plan lounge and dining area providing a great space for informal living and entertaining. Furthermore, enjoy the garden room, offering a flexible additional reception area suitable for a variety of uses. The ground floor also benefits from a further reception room that is ideal for home working or alternative family use, and a convenient downstairs WC.

To the first floor you will find three double bedrooms, the master bedroom including fitted wardrobes and en-suite, two further double bedrooms and a well-presented family bathroom.

Externally, the property provides a generous rear garden, ideal for outdoor entertaining and spending time with friends and family. To the front you have off-street parking via a private driveway and a half-garage, providing a great storage space.

Ground Floor

Entrance Hall

With a window to the front, doors leading to the kitchen, lounge/diner and the WC. Stairs leading to the first floor and laminate flooring.

Lounge / Diner

With a double glazed window to the rear, patio doors leading into the conservatory, doors leading to the family room, wood laminate flooring, radiators.

Family Room

Double glazed window to the side.

Kitchen

Two double glazed windows to the front, velux window, built in oven with gas hob above, extractor fan, radiator, wood laminate flooring.

Conservatory

With windows to the sides, French doors leading to the rear garden, wood laminate flooring.

First Floor

Landing

With doors leading to three bedrooms and the family bathroom.

Bedroom One

Double bedroom, double glazed window to the rear, built in wardrobes, wood laminate flooring and a radiator.

En-Suite

Double glazed window to the rear, wood laminate flooring, corner shower, wash hand basin and a WC.

Bedroom Two

Double bedroom, double glazed window to the front, wood laminate flooring and a radiator.

Bedroom Three

Double bedroom, double glazed window to the front, built in cupboard, wood laminate flooring and a radiator.

Bathroom

Double glazed window to the side, p-bath with electric shower over, tiled flooring, wash hand basin and a WC.

Outside

Garage / Store









Ground Floor

First Floor

Total floor area 118.5 m² (1,276 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

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309199



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GRM309199 - 0004