



Balmoral Drive, Grantham

Fixed Price **£225,000**

QUOTE REF GB1076 - VIDEO WALKTHROUGH AVAILABLE. A modern **three-bedroom semi-detached home** offering an ideal next step for a young family or first-time buyers ready for more space. **Beautifully presented**, with a stylish kitchen, private garden, parking and en-suite, all set on a popular, family-friendly Grantham estate.

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1



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QUOTE REF GB1076 - VIDEO WALKTHROUGH & KEY FACTS FOR BUYERS REPORT IS AVAILABLE ON THIS LISTING

This modern three bedroom semi-detached home on Balmoral Drive in Grantham, built in 2018, offers stylish, well-planned accommodation perfectly suited to a young family, first-time buyers or those upgrading from an apartment in need of more space and a private outdoor area.

EPC Rating: B | Council Tax Band: B | Tenure: Freehold

Accommodation

Entrance Hall

A welcoming entrance area with access to the cloakroom and breakfast kitchen, with stairs rising to the first floor.

Cloakroom / WC

Fitted with wash basin and WC, ideal for guests and everyday convenience.

Breakfast Kitchen

A modern kitchen fitted with contemporary units and integrated appliances including gas hob, oven, dishwasher and fridge/freezer, with space for a washing machine. A bright and practical space ideal for cooking and informal dining. 11' 2" x 9' 3" (3.40m x 2.82m)

Lounge

A relaxing rear-facing living room with French doors opening onto the private garden, creating an inviting everyday living space. 13.4 ft by 15.2 ft (4.08 m by 4.63 m)

First Floor Landing

Gives access to all three bedrooms and the family bathroom.

Master Bedroom

A well-sized primary bedroom complete with en-suite shower room. 10.4 ft by 8.3 ft (3.17 m by 2.53 m)

En-Suite

With shower cubicle, WC and wash basin.





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