



**Connells**

Woodlands Drive  
Grantham





### Property Description

Connells are delighted to offer you the chance to own this stunning detached FOUR bedroom property with a driveway and garage situated in the ever popular location of Grantham. Offering ample space throughout this property is not to be missed. On entry to the property you are welcomed by a spacious entrance hall, Two lounges, kitchen, utility, dining room and a family bathroom. To the first floor this family home offers FOUR bedroom with the master bedroom having built in wardrobes, en- suite, sauna and a separate dressing room and a shower room. This beautiful home would be perfect for a growing family. Early viewing is highly recommended. Call today to avoid disappointment!

10' 10" x 5' 10" ( 3.30m x 1.78m )

#### Downstairs Bathroom

8' 3" x 8' 2" ( 2.51m x 2.49m )

#### Second Lounge

11' 3" x 10' 9" ( 3.43m x 3.28m )

#### Bedroom One

15' 4" x 10' 9" ( 4.67m x 3.28m )

#### En- Suite

11' 10" x 6' 6" ( 3.61m x 1.98m )

#### Sauna

#### Dressing Room

#### Bedroom Two

17' 10" x 11' 3" ( 5.44m x 3.43m )

#### Bedroom Three

17' 10" x 9' 9" ( 5.44m x 2.97m )

#### Bedroom Four

16' 1" x 9' 8" ( 4.90m x 2.95m )

#### Shower Room

9' 8" x 6' 1" ( 2.95m x 1.85m )

#### Entrance Porch

8' 5" x 7' 7" ( 2.57m x 2.31m )

#### Hall Way

#### Lounge

22' 7" x 21' 6" ( 6.88m x 6.55m )

#### Dining Room

14' 5" x 11' 11" ( 4.39m x 3.63m )

#### Kitchen

17' x 10' 6" ( 5.18m x 3.20m )

#### Utility Room















**Ground Floor**

**First Floor**

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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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2 Watergate  
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EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM306132](http://connells.co.uk/Property/GRM306132)**



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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