



Esterelle, Gorse Lane, Grantham NG31 7UE

welcome to

Esterelle, Gorse Lane, Grantham

GUIDE PRICE £315,000 - £325,000 - Spacious detached bungalow in a rural location on the outskirts of Grantham with beautiful open field views. Offering three reception rooms, three bedrooms and located on a spacious plot with good sized driveway and large rear garden. Call us to view 01476 566363.



Entrance Hall

Entering the property to the front into the entrance hall with a radiator and carpet.

Lounge

17' 5" x 17' 8" (5.31m x 5.38m)

With a window to the front aspect, carpet, a brick fireplace with an open fire, radiator, coving to the ceiling and open through to the dining room.

Dining Room

8' 3" x 9' 1" (2.51m x 2.77m)

With a window to the rear aspect, carpet, coving to the ceiling and a radiator.

Kitchen

18' 6" x 13' 4" (5.64m x 4.06m)

Dual aspect room with window to both the rear and side aspects and having a range of cottage style white units to both the floor and eye level with worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Integrated electric oven, hob with extractor hood above, space for a fridge freezer, and dishwasher. Spotlights to the ceiling, tiling to the floor, radiator and door through to the sunroom.

Utility Room

Utility room with door leading to the back garden, radiator, a range of white units to both the floor and eye level with worktops over, stainless steel sink and drainer, space for undercounter appliances, tiling to the floor and boiler.

Sunroom

18' 7" x 8' 7" (5.66m x 2.62m)

Good sized room with, carpet, door leading into the garage and French doors leading out to the rear garden.

Bedroom One

10' 5" x 19' 10" (3.17m x 6.05m)

Dual aspect room with windows to the rear and side aspects, wardrobe storage space, carpet, radiator and door leading into the en-suite.

En-Suite Wetroom

With a window to the rear aspect and comprising of a shower, pedestal wash hand basin, low level WC, fully tiled walls and non slip flooring.

Bedroom Two

11' 11" x 9' 11" (3.63m x 3.02m)

Another dual aspect room with windows to both the side and rear aspects, built-in wardrobe, carpet and a radiator.

Bedroom Three

With a window to the side aspect, carpet and a radiator.

Family Bathroom

With two windows to the rear aspect and comprising of a bath with shower over, pedestal wash hand basin, heated towel rail and tiling to both the walls and floor.

Separate Toilet

With a window to the rear aspect and comprising of a low level WC, wash hand basin and tiling to the walls and floor.

General Description Outside

Approaching the property to the front with gated access into the large gravel driveway, hedging to the front with some mature shrubs and planting. Gated access through to the rear.

The large rear garden is mainly laid to lawn with a paved patio area, mature planting, oil tank, greenhouse, hedging and fencing around. Beautiful open views to the rear.

Agents 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."



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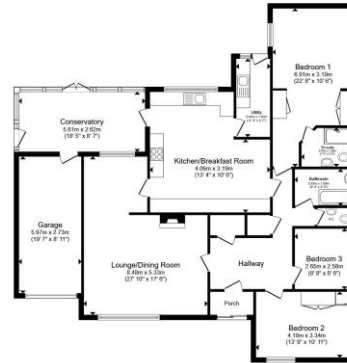
welcome to

Esterelle Gorse Lane, Grantham

- Detached Bungalow
- Three Reception Rooms
- Three Bedrooms
- Extensive Plot with Open Field Views
- Large Driveway and Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: D



Total floor area 160.2 m² (1,725 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

 **william h brown**

guide price

£315,000 - £325,000



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Property Ref:
GST114421 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



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