



Heath Farm Close, Sudbrook, Grantham NG32 3SP



welcome to

Heath Farm Close, Sudbrook, Grantham

1 Heath Farm Close, Sudbrook, Grantham, NG32 3SP

We are acting in the sale of the above property and have received an offer of £310,000 on the above property.



Entrance Hall

Entering the property at the side entrance with a good sized open hallway with beamed ceiling and access into the kitchen, utility, bedroom, storage cupboard and staircase to the first floor landing.

Lounge

15' 3" x 13' 2" (4.65m x 4.01m)

With windows to the front and the rear aspects, mezzanine landing, beamed ceiling, carpet, open brick fireplace with a log burner and slab hearth, radiator and access through to the dining room.

Dining Room

14' 9" x 9' 11" (4.50m x 3.02m)

With double glazed doors leading out to the garden, carpet, radiator, coving to the ceiling, wall lights and access through to the kitchen.

Downstairs Cloakroom

With a window to the front aspect, wash hand basin and low level WC.

Kitchen

14' 10" Widest Point x 10' 10" Widest Point (4.52m Widest Point x 3.30m Widest Point)

With two windows to the front aspect and comprising of a range of cream units to both the floor and eye level with worktops over, sink, drainer, mixer tap with tile splashbacks. Double electric oven, hob with extractor hood above. Space for appliances, beamed ceiling, feature stone wall and tiled flooring.

Utility

5' 10" x 7' 7" (1.78m x 2.31m)

With space for tumble dryer, washing machine, fridge freezer, tiles to both the walls and floor.

Bedroom/Reception Room

14' 11" x 8' 4" (4.55m x 2.54m)

Dual aspect room with windows to the side aspects, carpet and access into the en-suite shower room.

En-Suite Shower Room

With a window to the rear aspect, feature stone walls, shower, wash hand basin, WC and tiling to both the floor and walls.

First Floor Landing

With access into three bedrooms, cupboard and family bathroom.

Bedroom One

15' 6" x 13' 1" (4.72m x 3.99m)

Dual aspect room with windows to both the front and rear aspects, built-in wardrobes/storage, carpet, radiator, access into the en-suite and sloped ceilings (restricted head height).

En-Suite

Comprising of a corner shower enclosure, vanity sink unit, low level WC, tiling to the walls and wood effect flooring.

Bedroom Two

15' x 8' 4" (4.57m x 2.54m)

With a window to the rear aspect, carpet, access into the en-suite bathroom and sloping ceiling (restricted head height).

En-Suite Bathroom

With a window to the rear aspect and skylight window, comprising of a bath with shower over, pedestal wash hand basin, low level WC, feature stone wall, tiling to the walls and tile effect flooring.

Bedroom Three

11' 2" x 9' 2" (3.40m x 2.79m)

With a window to the front aspect, carpet, radiator and sloping ceilings (restricted head height).

Family Bathroom

8' 2" x 7' 7" (2.49m x 2.31m)

With a skylight window and comprising of a corner bath with shower over, pedestal wash hand basin, low level WC, partial tiling to the walls, carpet and a radiator.

General Description Outside

With plenty of outdoor space with a driveway to the side and double garage. Lovely garden to the front of the property with tree shrubs grass area and hedging.

There are steps around the back of the property to a patio area and abundance of mature shrubs, plants and lawn.



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welcome to

Heath Farm Close, Sudbrook Grantham

- Detached Cottage
- Spacious Accommodation
- Three Reception Rooms
- Four Bedrooms - Three En-Suites
- Outdoor Space & Double Garage

Tenure: Freehold EPC Rating: F

Council Tax Band: E



£325,000

Total floor area 192.4 m² (2,071 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

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Please note the marker reflects the
postcode not the actual property



Property Ref:
GST113981 - 0003

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