



Baysdale Grove, Grantham



**£332,500**

- Beautifully Presented Accommodation
- Three Generous Bedrooms
- Ample Living Space
- Popular Manthorpe Estate Location
- Modern Kitchen Space
- Open-Plan Lounge / Dining Area
- Freehold
- EPC rating C





Located within the highly sought-after Manthorpe Estate, this immaculately presented three-bedroom detached residence offers generous accommodation, contemporary enhancements, and an excellent position within Grantham. The property is ideally suited to families seeking a balance of comfort, convenience, and adaptable living space.

The home has been thoughtfully extended and comprehensively updated, with careful consideration given to modern family living. The ground floor provides a spacious and versatile arrangement, well suited to the demands of a busy household. A large, well-appointed kitchen offers ample space for everyday use, while the open-plan lounge and dining area provides an ideal setting for both informal living and entertaining. A light-filled garden room further enhances the accommodation, offering a flexible additional reception space 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, together with a conveniently located WC.

To the first floor are three well-proportioned double bedrooms. The principal bedroom features fitted wardrobes and a private en-suite, creating a comfortable and private retreat. The remaining two double bedrooms offer excellent versatility for family members, guests, or home office requirements, and are served by a well-presented family bathroom.

Externally, the property enjoys a generous rear garden, ideal for outdoor recreation and entertaining. Additional benefits include off-street parking via a private driveway and a half-garage, providing valuable storage space.









## ACCOMMODATION

### ENTRANCE HALL

### CLOAKROOM

1.82m x 0.8m (6'0" x 2'7")

### LOUNGE / DINER

6.63m x 3.69m (21'10" x 12'1")

### FAMILY ROOM

2.38m x 3.76m (7'10" x 12'4")

### GARDEN ROOM

3.43m x 4.38m (11'4" x 14'5")

### KITCHEN

6.34m x 3.67m (20'10" x 12'0")

### LANDING

## BEDROOM ONE

2.94m x 4.06m (9'7" x 13'4")

## EN-SUITE

1.76m x 1.88m (5'10" x 6'2")

## BEDROOM TWO

2.95m x 2.68m (9'8" x 8'10")

## BEDROOM THREE

2.58m x 3.65m (8'6" x 12'0")

## FAMILY BATHROOM

2.05m x 1.83m (6'8" x 6'0")

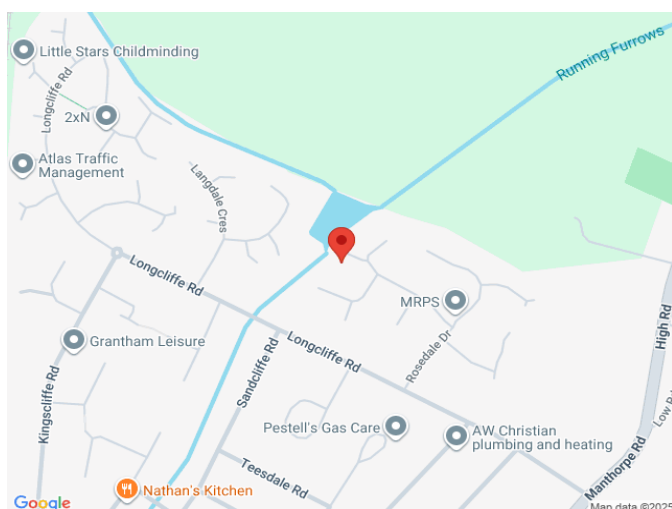
## REAR GARDEN







## Floorplan



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