



Helmsley Road, Grantham NG31 8XF



welcome to

Helmsley Road, Grantham

Perfect family home beautifully presented throughout and in a great location on the outskirts of town. Modern throughout and benefitting from a good size lounge, kitchen diner with utility, three bedrooms, en-suite and family bathroom, driveway and single garage. Call us to view on 01476 566363



Entrance Hall

Entering the property through a part glazed composite door into the entrance hallway with staircase leading to the first floor landing and door into the lounge.

Lounge

17' x 13' 1" (5.18m x 3.99m)

With a window to the front aspect, feature fireplace with electric fire and built-in surround, radiator, under stairs storage and tiling to the floor.

Kitchen Diner

16' 11" x 8' 1" (5.16m x 2.46m)

Lovely open kitchen diner with a window to the rear aspect, and having a range of modern white units to both the floor and eye level with worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Integrated oven, hob with extractor hood above, space for a fridge freezer, tiling to the floor, radiator, door into the utility room and double doors leading out to the rear garden.

Utility Room

5' 1" x 4' 11" (1.55m x 1.50m)

With a window to the rear aspect and having a range of white units and worktops over, tile splashbacks, wall mounted boiler, space for a washing machine and tiling to the floor.

Cloakroom

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

First Floor Landing

With carpet, radiator, hatch access to the loft and doors into the bedrooms and family bathroom.

Principal Bedroom

11' 11" x 8' 11" (3.63m x 2.72m)

With a window to the front aspect, walk in wardrobe, carpet, radiator and door leading into the en-suite.

En-Suite

With a window to the rear aspect, and comprising of a shower cubicle, vanity sink unit, low level WC, tiling to the walls and floor and a radiator.

Bedroom Two

10' 11" x 10' (3.33m x 3.05m)

Double room with a window to the front aspect, built-in wardrobe, carpet, and radiator.

Bedroom Three

10' 8" x 5' 11" (3.25m x 1.80m)

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

Family Bathroom

6' 3" x 6' 2" (1.91m x 1.88m)

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

General Description Outside

Approaching the property with an open front, double driveway leading to a single garage. Side gate access to the rear.

The low maintenance rear garden features a paved patio area, perfect for outside dining and entertaining, Astroturf, decking area, shed, all enclosed by fencing.



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welcome to

Helmsley Road, Grantham

- Detached Family House
- Beautifully Presented Throughout
- Good Size Lounge and Kitchen Diner
- Three Bedrooms
- Driveway and Single Garage

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

fixed price

£260,000



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



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Property Ref:
GST113716 - 0004

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