



Royston Gorse Rise, Grantham
£340,000

 **NEWTON FALLOWELL**

Royston Gorse Rise

Grantham, Grantham

Well-presented three-bedroom home with garage, spacious kitchen/dining, conservatory, large garden, and ample gated parking in a sought-after residential area.

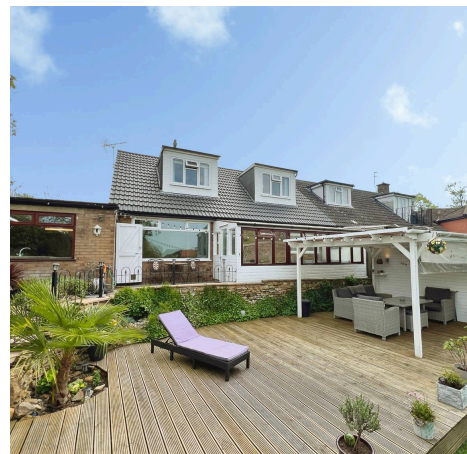
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Viewing Highly Advised
- Shower Room + Family Bathroom
- Close To Grantham Town Centre
- Sun Room Overlooking The Garden
- Kitchen / Diner
- Private Location
- Ample Driveway Parking
- Three Spacious Bedrooms
- Beautifully Presented Throughout
- Generous Plot





ENTRANCE HALL

A welcoming entrance hall with laminate flooring and radiator, providing access to the kitchen, sitting room, shower room, inner hallway and principal bedroom.

KITCHEN / DINER

18' 8" x 9' 4" (5.68m x 2.84m)

Fitted with a range of wall and base units, incorporating integrated appliances including a fridge, dishwasher, microwave and electric oven, with gas hob and extractor above. Double glazed window to the front aspect and door to the porch.

LOUNGE

16' 11" x 12' 8" (5.15m x 3.85m)

A well-proportioned reception room with rear aspect window, laminate flooring and radiator, with access to the conservatory.

CONSERVATORY

17' 9" x 7' 1" (5.42m x 2.16m)

Enjoying views over the rear garden with direct access outside, creating an ideal additional reception space.

SHOWER ROOM

8' 0" x 6' 3" (2.43m x 1.91m)

Comprising a shower cubicle, wash hand basin with storage and WC. Fully tiled with a front aspect window and ceiling spotlights.

BEDROOM ONE

12' 7" x 12' 0" (3.84m x 3.65m)

A double bedroom with fitted wardrobes, rear aspect window, radiator and carpeted flooring.

OFFICE SPACE

12' 3" x 8' 6" (3.74m x 2.60m)

With front aspect window, radiator and stairs rising to the first floor.





BEDROOM TWO

16' 0" x 10' 4" (4.88m x 3.14m)

A spacious double bedroom with rear aspect window, built-in storage, radiator and carpeted flooring.

BEDROOM THREE

13' 11" x 10' 5" (4.25m x 3.17m)

A further double bedroom with rear aspect window, radiator and carpet.

FAMILY BATHROOM

7' 0" x 5' 4" (2.14m x 1.62m)

Fitted with a bath and shower over, wash hand basin and WC, with tiled walls and flooring and a front aspect window.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C

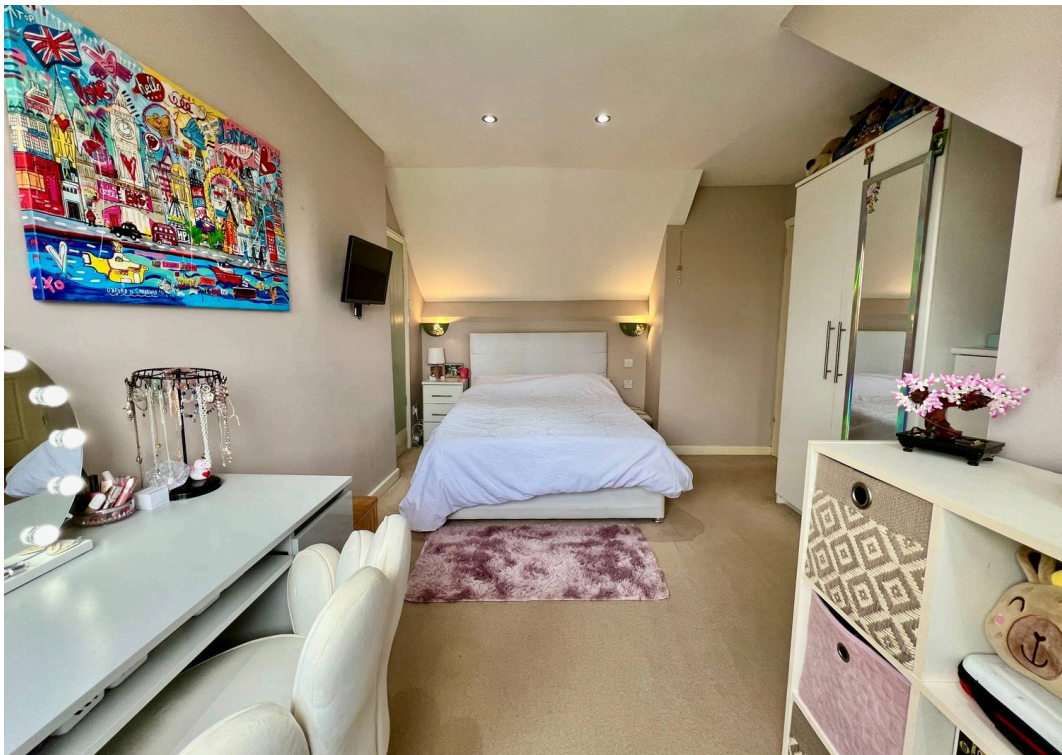
AGENTS NOTE

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NOTE

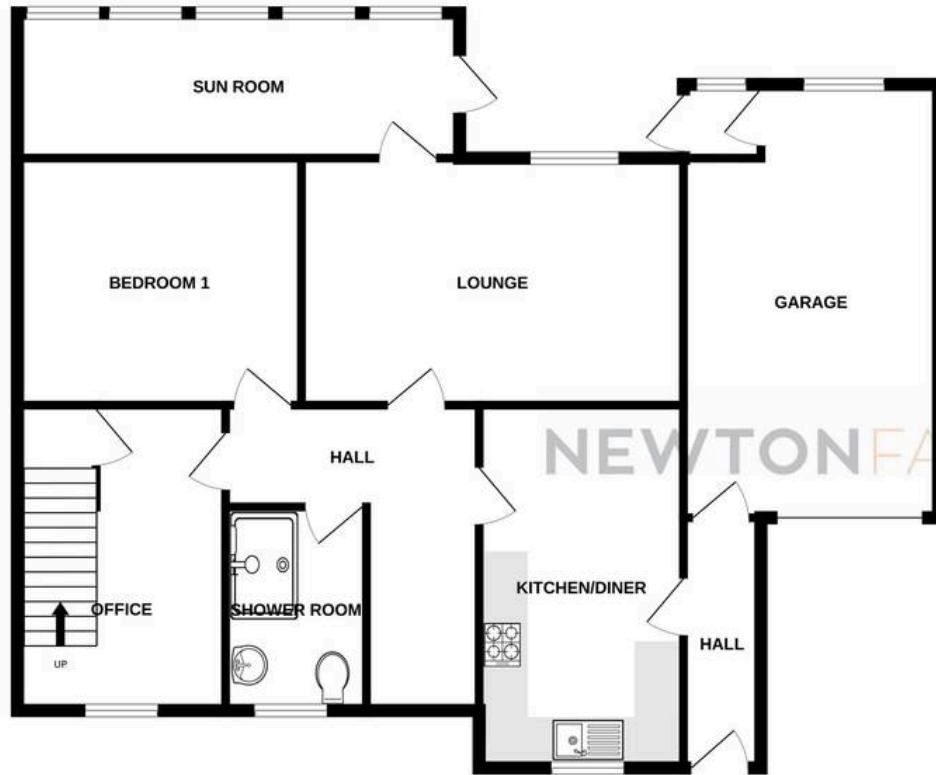
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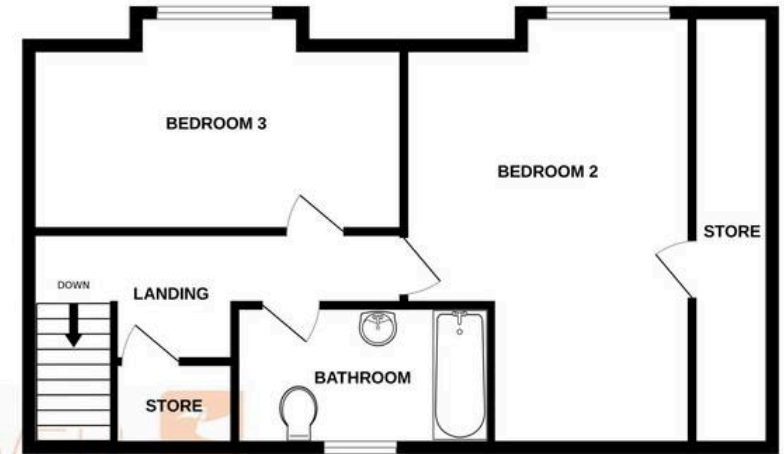




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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