

Sunningdale, Grantham NG31 9PF

william h brown

welcome to

Sunningdale, Grantham

Executive family home in the sought-after Sunningdale area, offering four double bedrooms, spacious living accommodation, a detached double garage and private rear garden. Ideally located close to Belton House and excellent transport links. Call 01476 566363 to arrange your viewing.













Entrance Porch
With window to the front and side aspects, tiling to the floor and access into the hallway.

Hallway
Large inviting hallway having wood effect flooring and a radiator.

Cloakroom
With a wash hand basin, low level WC and a radiator.

Lounge
18' x 11' 5" Widest Point (5.49m x 3.48m Widest Point)
Beautiful bay window to the front aspect, feature fireplace with grey surround, hearth and inset fire, wood effect flooring, coving to the ceiling and double glazed doors leading through to the dining room.

Dining Room
11' 5" x 9' 6" (3.48m x 2.90m)
With wood effect flooring, radiator, coving to the ceiling, access into the kitchen and patio doors leading out to the garden.

Study
8' 1" x 6' 6" (2.46m x 1.98m)
With a window to the front aspect, carpet, coving to the ceiling and a radiator. Also houses the consumer unit. Perfect office space or playroom.

Kitchen
17' 6" x 8' 8" (5.33m x 2.64m)
With a window to the rear aspect and having a range of cream units to both the floor and eye level with wood effect worktops over, one and a half bowl stainless steel sink, drainer, mixer tap and tile splashbacks. Integrated electric oven, gas hob with extractor hood above. Space for under counter appliances. Ceramic tiles to the floor, radiator, space for a dining table, access into the utility room and French doors leading out to the rear garden.

Utility Room
8' 2" x 5' 5" (2.49m x 1.65m)
Cream units, space for a fridge freezer, washing machine and tumble dryer. Sink, drainer, mixer tap and tile splashbacks. Ceramic tiled floor and part glazed door leading out to the side aspect.

First Floor Landing
Landing with carpet, storage cupboard with a hot water tank, hatch access to the loft and access into the bedrooms and family bathroom.

Principal Bedroom
17' 11" x 11' 4" (5.46m x 3.45m)
Spacious principal bedroom with a window to the front aspect, carpet, radiator and access into the en-suite.

En-Suite Shower Room
With a window to the front aspect, shower cubicle, vanity sink unit, low level WC, carpet, partially tiled walls, shaver socket and a radiator.

Bedroom Two
11' 2" x 9' 11" (3.40m x 3.02m)
Double bedroom with a window to the front aspect, carpet and a radiator.

Bedroom Three
10' 1" x 9' 11" (3.07m x 3.02m)
Another double bedroom with a window to the rear aspect, carpet and a radiator.

Bedroom Four
11' 5" x 8' 10" Widest Point (3.48m x 2.69m Widest Point)
Double bedroom with a window to the rear aspect, carpet and a radiator.

Family Bathroom
7' 5" x 5' 11" (2.26m x 1.80m)
With a window to the rear aspect, bath with shower over, pedestal wash hand basin, low level WC, partial tiling to the walls and wood effect laminate flooring.

General Description Outside
Open to the front with lawn, double driveway with a double garage. Gated access through to the rear.
Lovely enclosed large rear garden which is mainly laid to lawn with decorative borders, paved patio area partially covered perfect for outside dining and entertaining.

Double garage - Up and over door, power and lighting.

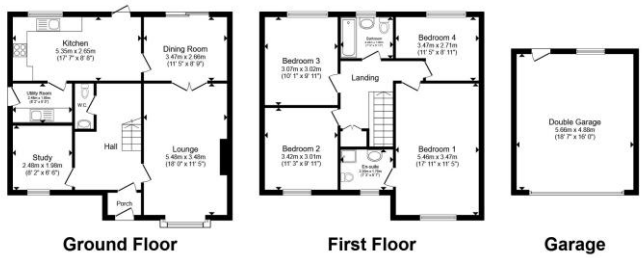
Agents Note:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Sunningdale, Grantham

- Executive Detached House
- Spacious Living Accommodation
- Presented to a High Standard
- Four Bedrooms
- Driveway and Double Garage

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



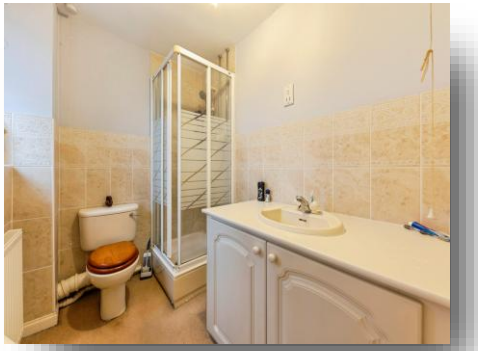
Total floor area 165.4 m² (1,780 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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

guide price

£375,000 - £400,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114572

The Property Ombudsman

Property Ref:
GST114572 - 0003

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