



**Grantham Road, Sleaford NG34 7NX**

**welcome to**

**Grantham Road, Sleaford**

Stylishly presented semi-detached home in a popular location on the outskirts of Sleaford. Arranged over three storeys with spacious lounge, modern kitchen, office space and shower room. Driveway parking and enclosed garden with brick outbuilding to the rear.



**Entrance Hall**

Having tiled flooring, radiator, window to the rear and stairs rising to the first floor.

**Reception Two**

Having a TV point, radiator, LVT flooring and window to the front.

**Lounge**

Featuring an open fire, LVT flooring, radiator, TV point, understairs cupboard, window to the side and oak door to the:

**Kitchen**

Fitted with a range of wall and base units with work surfacing over, sink, integrated double oven, gas hob, integrated dishwasher, space for fridge freezer, tiled flooring, four skylight windows, three further windows to the side and rear and patio doors.

**Shower Room**

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail, tiled flooring and extractor.

**First Floor Landing**

Having a door with access to stairs leading to bedroom three.

**Bedroom One**

There is a storage cupboard, open fire, TV point, radiator, storage cupboard and three bay windows.

**Bedroom Two**

Having a TV point, radiator and windows to the side and rear.

**Bathroom**

Fitted with a suite comprising of a bath, wash hand basin, WC, heated towel rail, tiled flooring, storage cupboard and window to the front.

**Second Floor****Bedroom Three**

There is a storage cupboard, radiator and velux style window.

**Outside Front**

To the front of the property there is a gravelled driveway providing parking for two vehicles.

**Rear Garden**

The enclosed rear garden has a patio, lawn leading to a brick outbuilding.

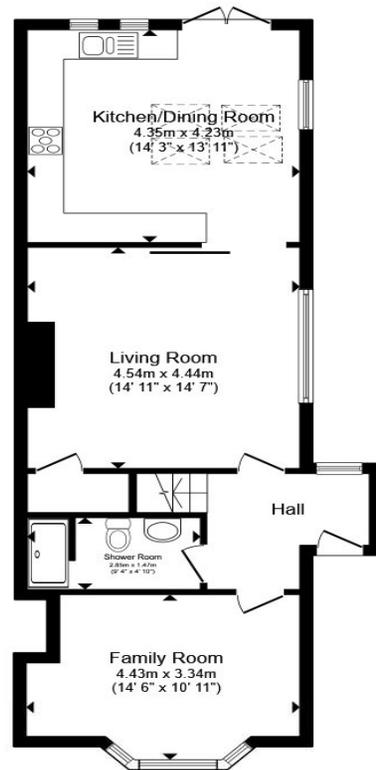
**Garage / Shed**

Excellent storage with the potential as a workshop or garden room.

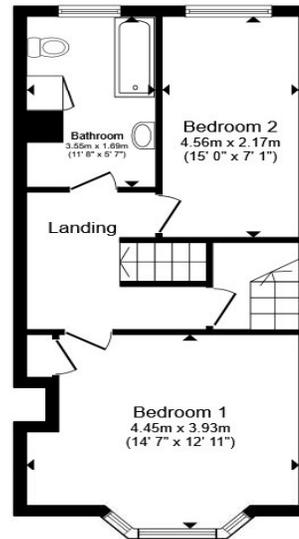


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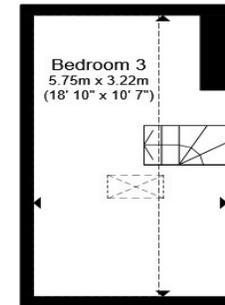




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 130.4 m<sup>2</sup> (1,403 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](http://www.propertybox.io)

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## **Grantham Road, Sleaford**

- "Turnkey" home with three double bedrooms
- Two large reception rooms and modern kitchen
- Downstairs shower room
- Driveway to the front for two cars
- Versatile detached garage in garden

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

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH113092 - 0003

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