



24 Hawksdale Close,
Grantham. NG31 8EG



Guide Price £300,000 to £325,000

- Established Detached Family Home
- A Generous Plot
- FOUR GOOD SIZE BEDROOMS
- Approx. 1,500 sq.ft.
- Lounge & Dining Room
- En Suite & Bathroom
- Freehold
- Energy Rating D



GUIDE PRICE £300,000 to £325,000. Located in the highly sought after Manthorpe Estate and within a stones throw of Priory Ruskin School and Manthorpe Road, you'll find this extended and established detached family home. The accommodation, that extends to almost 1500 sq.ft. comprises of Entrance Porch, Reception Hall, Cloakroom, Lounge with feature place and patio door leading and overlooking into the Garden, Dining Room, Kitchen, FOUR GOOD SIZE BEDROOMS, En Suite to the master bedroom and a family Shower Room. Outside there is a driveway leading to a garage with gardens to the front and an enclosed and private SOUTH WEST facing rear garden. The property also features gas fired central heating and UPVC Double Glazing throughout. An early viewing is strongly advised to avoid disappointment.

ACCOMMODATION

OPEN ENTRANCE PORCH

With wooden entrance door.

ENTRANCE HALL

1.79m x 3.41m (5.9ft x 11.2ft)

With single radiator, smoke alarm and stairs rising to the first floor landing.

CLOAKROOM

0.84m x 2.23m (2.8ft x 7.3ft)

With wooden obscure double glazed window to the front aspect, radiator, low level WC., wash handbasin and tiled splashbacks.



LOUNGE

3.6m x 5.63m (11.8ft x 18.5ft)

With uPVC double glazed picture windows to the front and rear aspect, two radiators, brick fireplace with display niche and brick hearth with gas fire within, wall lights, brick archway to:

DINING ROOM

3.37m x 3.77m (11.1ft x 12.4ft)

Also accessed from the entrance hall, uPVC double glazed sliding patio door to the garden, light borrowing window to the hallway, radiator.

KITCHEN

2.69m extending to 3.73m x 4.14m (8.8ft extending to 12.2ft x 13.5ft)

With wooden double glazed window to the rear aspect, uPVC half obscure double glazed door to the garden, a range of eye and base level units, Asterite style twin bowl sink and drainer, work surfaces, splashback tiling, integrated electric hob with cooker beneath and extractor over, space and plumbing for washing machine, space for tumble dryer, built-in fridge and freezer.

FIRST FLOOR LANDING

0.87m x 3.78m (2.9ft x 12.4ft)

With uPVC double glazed window to the front aspect and airing cupboard housing the hot water cylinder and having shelf storage.

BEDROOM 1

2.71m x 5.47m (8.9ft x 17.9ft)

With wooden double glazed window to the front and side aspect, two single radiators.

EN SUITE BATHROOM

1.76m x 2.71m (5.8ft x 8.9ft)

With wooden double glazed window to the rear aspect, a suite of panelled bath, pedestal wash basin and close coupled WC., radiator, fully tiled walls and extractor fan.

BEDROOM 2

3.58m x 3.86m (11.7ft x 12.7ft)

With uPVC double glazed window to the rear aspect, single radiator.



BEDROOM 3

2.08m x 3.59m (6.8ft x 11.8ft)

With uPVC double glazed window to the front aspect and single radiator.

BEDROOM 4

1.85m x 3.39m (6.1ft x 11.1ft)

With uPVC double glazed window to the rear aspect and single radiator.

SHOWER ROOM

1.81m x 2.38m (5.9ft x 7.8ft)

With wooden obscure double glazed window to the front aspect, a 3-piece suite comprising low level WC., oversized shower cubicle with mains fed shower within and a pedestal wash handbasin, shaver point, single radiator and fully tiled walls.

OUTSIDE

To the front there is a block paved area providing off-road parking for two cars and a pathway leading down the side of the property through a gate onto the rear garden. There is also a small lawned garden with partial hedging to the boundaries. At the rear there is a south westerly facing private garden with a patio area, lawn, Summerhouse, Shed and an attached brick Workshop with power.

GARAGE

With power and lighting, up-and-over door.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D. Annual charges for 2023/2024 - £1,997.91

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right at the traffic lights on to Broad Street and left on to Brook Street. Continue over the traffic lights on to Manthorpe Road, passing the hospital on the left-hand side. Take the left turn on to Sandcliffe Road and left into Hawksdale Close. The property is on the right-hand side towards the end.

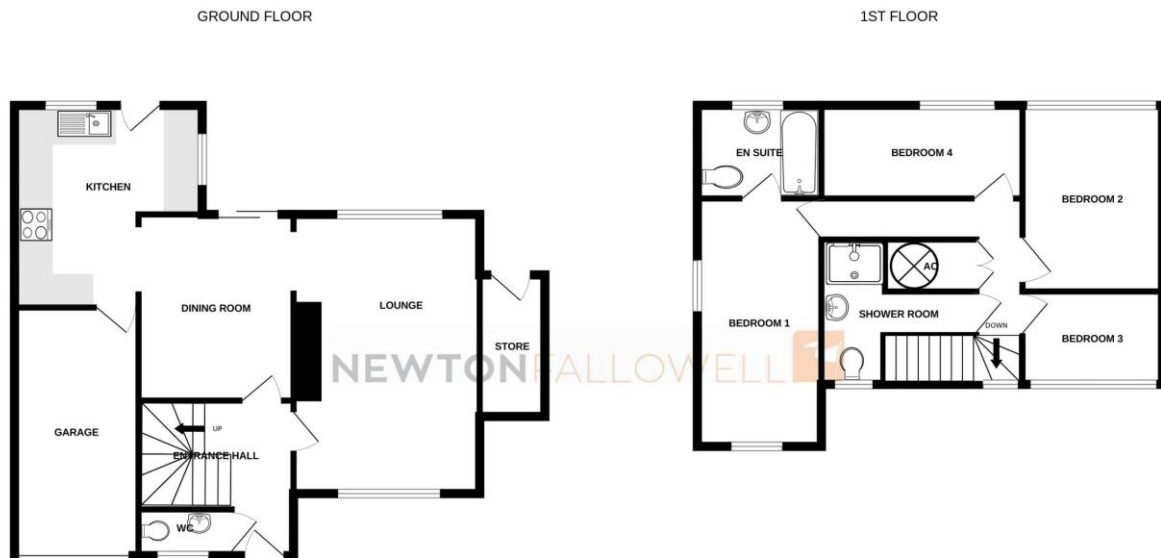
GRANTHAM

Grantham is situated approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has a mainline station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets (Asda, Lidl, Sainsburys and Aldi as well as an M&S food store) and a Saturday street market.

The Manthorpe estate has a regular bus service to town as well as to Lincoln and Sleaford. There is a local shop on the estate. Schools closeby are the Manthorpe Pre-School Playgroup, Cliffedale Primary School and The Priory Ruskin Academy, so all ages catered for.



Floorplan



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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AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



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