



**Connells**

School Lane  
Ropsley Grantham



## Property Description

Connells are excited to present to the market, this extended and well-presented 3/4 bedroom semi-detached family home set in the popular village of Ropsley. The home boasts a larger than average plot with entertainment gardens and a large, gravelled driveway for approx. 3/4 cars. Being beautifully presented throughout with accommodation briefly comprising entrance hall, modern dining kitchen, lounge with French doors leading through to the conservatory, guest suite/ bedroom four and shower room, three bedrooms to the first floor and family bathroom. The gardens are to include three large sheds and outside power.

Located in the sought after village of Ropsley, offering local amenities to include restaurants/pubs nearby, primary school, church and village hall. Further amenities can be found in the market town of Grantham. The growing market town of Grantham is located just off the A1 and can be accessed by the A52 from Nottingham. The town is linked to many cities including Peterborough and Nottingham, with London Kings Cross being approx. 65 minutes journey from Grantham Train Station. The town has a range of restaurants and cafes, clothing shops and boutiques. With local schooling including the highly regarded Kings School & KGGS.

Viewings are essential to appreciate what is on offer.

## Ground Floor

### Entrance Hall

Entering the property through a part glazed composite door into the entrance hall, with laminate flooring, staircase rising to the first floor landing and a storage cupboard.

### Lounge

With a window to the front, built in wall unit to one side of the chimney eaves. French doors leading through to the conservatory and a log burner.

### Kitchen

With a window to the front and rear. A range of modern white wall and base units with work surfaces over. Built in double oven and microwave, and integrated hob. American style fridge-freezer, built in dishwasher. Tiled flooring with underfloor heating, spotlights to the ceiling, radiator and a large island.

### Conservatory

With windows looking over the garden, laminate flooring with underfloor heating and French doors opening to the rear garden.

### Rear Hall

With a door providing access to a utility cupboard and a door to the shower room.

## Shower Room

Fitted three piece suite comprising of shower cubicle, wash hand basin and WC. Full tiling to the walls, laminate flooring, radiator and two windows to the rear aspect.

## Bed Four/ Guest Suite/ Office

Double room, window to the front, fitted wardrobes to one wall and a radiator.

## First Floor

### Landing

Loft access and doors leading through to three bedrooms and the family bathroom.

## Bedroom One

Double bedroom, two windows to the front, built in storage cupboard, carpet and a radiator,

## Bedroom Two

Double bedroom, with a window to the front, carpet and a radiator.

## Bedroom Three

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

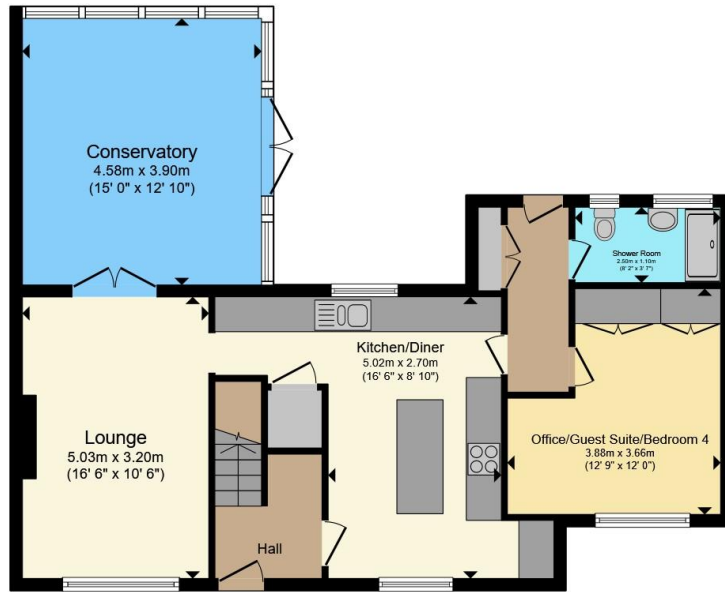
## Bathroom

With a window to the rear, three piece white suite comprising P shaped panel bath with shower over, wash hand basin and a WC. Part tiling to the walls, tiled flooring and heated towel rail.

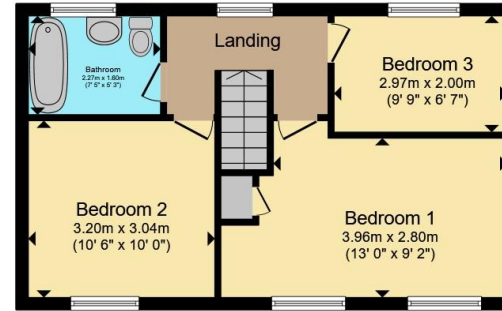








**Ground Floor**



**First Floor**

Total floor area 120.5 m<sup>2</sup> (1,297 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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EPC Rating: E Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309423](http://connells.co.uk/Property/GRM309423)**



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