



Garden Close, Grantham NG31 9EF

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Garden Close, Grantham

Guide Price £285000 to £295000. Modern semi-detached house presented to a very high standard throughout. Only 10 years old, this home has been very well maintained & offers a lovely size lounge and dining kitchen, three bedrooms, one with an ensuite and a family bathroom. Driveway and single garage.



Entrance

Path leading to the front door. The reception hallway has a tiled floor, door leading to the lounge and a radiator.

Lounge

15' 10" x 11' 6" (4.83m x 3.51m)

With window to the front aspect, carpeted flooring and a radiator.

Dining Kitchen

16' 5" x 16' 4" (5.00m x 4.98m)

This beautifully presented kitchen has a range of cream coloured units at both floor and eye level with work tops over. Sink unit with a single drainer to one side and a mixer tap, with decorative tiled splashbacks. Built in electric oven, gas hob and extractor hood. Integrated fridge freezer, dishwasher and washing machine. Wall mounted boiler, tiled floor and stairs leading to the first floor. French doors leading out to the rear garden, and also a window to the rear aspect..

Downstairs Cloakroom

With a window to the side aspect, low level WC and wash hand basin, and a radiator.

First Floor Landing

Landing with a hatch access to the loft, built in storage cupboard and carpeted flooring.

Bedroom One

11' 11" x 10' 7" (3.63m x 3.23m)

Master bedroom with a window to the front aspect, a range of built-in wardrobes, radiator and carpeted flooring, and door leading to the ensuite shower room.

Ensuite

Incorporating a fitted shower cubicle, low level WC, and wash hand basin, decorative part tiling to the walls, window and tiled flooring.

Bedroom Two

7' 10" x 12' 8" (2.39m x 3.86m)

With window to the front aspect, carpeted flooring and a radiator.

Bedroom Three

8' 10" x 8' (2.69m x 2.44m)

This good size third bedroom has a window to the rear aspect, carpeted flooring and a radiator.

Family Bathroom

To include a bath with a shower over, low level WC, wash hand basin. Part tiling to the walls, and a tiled floor, Heated towel rail.

Description Outside

Approaching the property the garden is open plan style with a driveway for off road parking and leading to the single garage.

Single garage - please note that part of the garage has been converted at the rear.

The rear garden is mainly laid to lawn with a feature paved patio area ideal for outside dining. Fully enclosed by fencing, water tap, outside sockets, and with a gate leading to the front.



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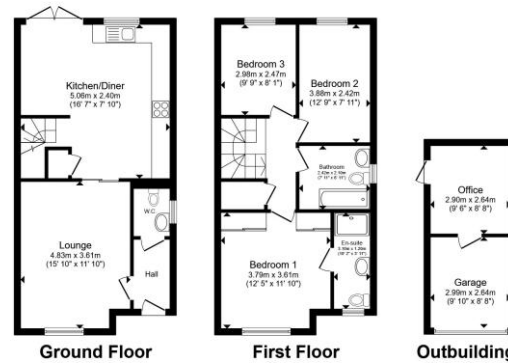
Garden Close, Grantham

- MODERN THREE-BEDROOM FAMILY HOUSE
- IMMACULATELY PRESENTED THOUGHOUT
- LOUNGE AND DINING KITCHEN
- ENSUITE TO THE MASTER BEDROOM
- DRIVEWAY AND GARAGE

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

guide price

£285,000 - £295,000



Total floor area 111.3 m² (1,199 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.co

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Property Ref:
GST114504 - 0005

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william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk