



Connells

Woodlands Drive
Grantham



Property Description

Connells are delighted to be able to offer you a rare opportunity to occupy a five bedroom house on a substantial plot, located in desired location towards the end of a quiet cul-de-sac and within short distance to Grantham town centre. Register your interest today to avoid disappointment.

Situated on a corner plot the property consists of dining room, kitchen with appliances, cloakroom/ WC and spacious lounge with gas fire. Upstairs you have four double bedrooms with three of the bedrooms having fitted wardrobes and a family bathroom which has recently been fitted with new three pieces units, tiles and shower.

If that wasn't enough the original garage conjoined to the property has been converted in to its own contained one bedroom flat with its own lounge, dining room, shower room and kitchen. Perfect if you have a family member staying with you but still wish for your own space.

Outside you have a generous size wrap around Garden, double garage, a shed and a carport.

Grantham is a historic and growing market town situated on the old Great North Road (A1) and East Coast main line linking the town to London (Kings Cross) in just over an hour. Within the town there are both girls' and boys' grammar schools, also a number of primary, secondary and nursery schools. Grantham boasts a wealth of further amenities such as health, leisure and shopping including a variety of independent boutiques and National chain shops as well as a Saturday street market.

Entrance Porch

Window to the side with entrance door.

Entrance Hall

Wc

Providing a sink and WC

Lounge

19' 3" x 11' 6" (5.87m x 3.51m)

Double aspect windows and window to the side offering lots of light, there are two radiators and the room is currently carpeted

Dining Room

11' 6" x 9' 2" (3.51m x 2.79m)

Window to the front, there is a serving hatch to the kitchen, a radiator and is currently carpeted

Kitchen/ Breakfast Room

13' 1" x 9' 3" (3.99m x 2.82m)

Window to rear, tiled floor, boasting a good amount and mix of wall and base units with work top, sink, space for dishwasher, fridge and cooker.

Utility

6' 7" x 6' 3" (2.01m x 1.91m)

Window to rear and door to rear

Annexe Shower Room

Wet room W/C and Sink

Annexe Kitchen

7' 3" x 6' 7" (2.21m x 2.01m)

Window to rear

Annexe Bedroom

10' 11" x 9' 2" (3.33m x 2.79m)

Window to the side, one radiator and is currently carpeted

Annexe Lounge

16' 1" x 9' 5" (4.90m x 2.87m)

Window to the front, one radiator and currently carpeted

Landing

Open gallery style, window to the front

Main Bedroom

11' 11" x 9' 8" (3.63m x 2.95m)

Window to side and rear, inbuilt storage, one radiator and currently carpeted

Bedroom 2

11' 7" x 11' 1" (3.53m x 3.38m)

Window to the rear, inbuilt cupboard, radiator and currently carpeted

Bedroom 3

11' 8" x 7' 6" (3.56m x 2.29m)

Window to side and front, radiator and currently carpeted

Bedroom 4

11' 9" x 6' 8" (3.58m x 2.03m)

Window to the front, one radiator and currently carpeted

Carport

18' 11" x 8' 5" (5.77m x 2.57m)

Bathroom

Window to rear, W/C, Sink, One Radiator and Bath with electric over shower

Garage 1

18' x 14' 3" (5.49m x 4.34m)

Garage 2

16' 10" x 8' 9" (5.13m x 2.67m)

Outside

To the front is a driveway providing parking and garden laid to lawn. To the rear is a garden to lawn with a mix of well established trees.

Agent 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.





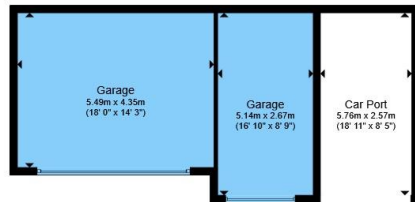




Ground Floor



First Floor



Outbuilding

Total floor area 184.0 m² (1,981 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

Connells

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EPC Rating: E Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309398



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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