





Property Description

Offered to the market is this beautifully presented four-bedroom detached family home, providing spacious accommodation ideal for modern family living.

The property is entered via a welcoming entrance hall leading to the main living areas. The generous living room benefits from dual-aspect windows, creating a bright space for relaxing.

The kitchen/dining room forms the heart of the home, offering ample worktop and storage space alongside room for family dining. French doors open onto the rear garden, ideal for social occasions. A separate utility room provides additional storage and laundry facilities, whilst a ground floor cloakroom completes the accommodation.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from an en-suite, while the remaining bedrooms are served by a modern family bathroom.

To the rear, the property enjoys a fully enclosed garden, perfect for outdoor dining and family enjoyment. A garage and driveway provide off-road parking, whilst the property also benefits from an EV charging point.

Situated on the eastern side of Grantham, the property enjoys excellent access to local amenities, schools and transport links. A Co-

op is approximately a 5-minute walk away, Grantham Railway Station is around a 15-20 minute walk or 5-10 drive, and the A1 can be reached in approximately 5 minutes by car.

Properties of this style and in this location remain highly sought after, so early viewing is strongly advised!

Ground Floor

Entrance Hall

Providing access to the ground floor accommodation & stairs rising to the first floor.

Cloakroom

Fitted with a low-level WC, hand wash basin, window to the front aspect & vinyl flooring.

Living Room - 19' 8" X 11' 4"

Dual aspect windows, electric fireplace & carpeted.

Kitchen/Dining-19'8" X 11' 11"

Fitted with a range of wall and base units with work surfaces over, incorporating an integrated dishwasher, fridge freezer, gas hob, oven & extractor. Dual aspect windows, patio doors providing access to the rear garden & vinyl flooring

Utility - 5' 11" X 11' 11"

Fitted with additional storage units and work surface, incorporating an inset sink with drainer, integrated washing machine and housing the boiler.

First Floor

Landing

Providing access to all first-floor accommodation & loft.

Bedroom One - 11' 9" X 11' 7"

Window to the side aspect, carpeted & access to en-suite.

En-Suite - 7' 2" X 5' 0"

Fitted with a three-piece suite comprising shower cubicle, WC and wash hand basin. Window to the rear aspect & heated towel rail.

Bedroom Two - 9' 7" X 9' 2"

Window to the side aspect, carpeted & integrated wardrobe.

Bedroom Three - 9' 10" X 8' 2"

Window to the front aspect & carpeted.

Bedroom Four - 10' 4" X 7' 8"

Window to the front aspect & carpeted.

Family Bathroom- 8' 7" X 6' 7"

Fitted with a three-piece suite comprising bath with an overhead shower, WC and wash hand basin. Window to the front aspect & vinyl flooring.

Garage - 18' 4" X 9' 0"

Outside

To the front of the property is a shared driveway.

To the rear, the property benefits from a further private driveway leading to a garage, equipped with an EV charging point.

The enclosed rear garden features artificial lawn, a patio seating area, decking area and a garden shed.

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.

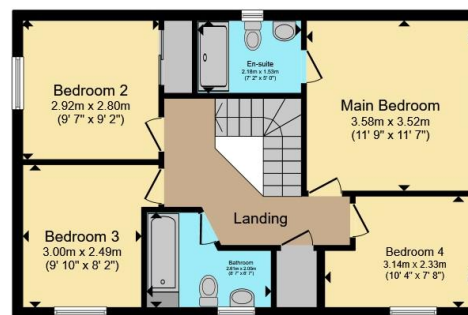




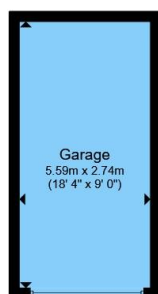




Ground Floor



First Floor



Garage

Total floor area 129.2 m² (1,391 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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2 Watergate
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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309701



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