

Connells

Dryden Close
Grantham

Dryden Close
Grantham NG31 9QS

for sale guide price
£180,000







Property Description

Situated within a popular residential area of Grantham, this beautifully presented three-bedroom semi-detached home offers spacious accommodation, making it an ideal purchase for first-time buyers, families and those looking to upsize.

The property welcomes you via an entrance hall with useful under-stairs storage. To the front of the property is a spacious lounge, centred around an attractive feature fireplace, creating a warm and inviting space. To the rear, the home benefits from a separate dining room which enjoys views over the garden. The adjoining kitchen is well arranged with a range of fitted units and work surfaces, while a convenient ground floor WC completes the downstairs accommodation.

Upstairs, the property offers three bedrooms. The principal & second bedroom are generous double rooms. Bedroom three would work well as a nursery, home office or guest bedroom. The vendors have a bespoke bed, specifically designed to fit the room. The family bathroom is fitted with a three-piece suite comprising bath with shower over, wash hand basin and WC.

Externally, the property enjoys a driveway providing off-road parking to the front and a private enclosed rear garden, ideal for families and outdoor entertaining.

Combining stylish presentation, practical living space and a highly sought-after layout, this fantastic home is expected to attract strong interest and early viewing is highly recommended.

Location

Dryden Close enjoys convenient access to local schools, shops, supermarkets and leisure facilities. Grantham town centre and mainline train station are within easy reach, offering direct services to London King's Cross, whilst the nearby A1 provides excellent transport links for commuters. The area is well suited to families and professionals seeking a balance of convenience and community living.

Ground Floor

Entrance Hall

Spacious entrance hall providing access to the lounge, kitchen and first floor accommodation. Useful under-stairs storage cupboard.

Lounge - 13' 11" X 12' 1"

Featuring a stylish fireplace, ample space for lounge furniture and a large front-facing window.

Dining Room - 10' 4" X 8' 7"

Ideal for family dining and entertaining, with space for a dining table and chairs and patio doors providing views over the rear garden.

Kitchen - 10' 4" X 8' 7"

Fitted with a range of wall and base units with complementary work surfaces. Space for appliances and window to the rear.

Ground Floor Wc

Conveniently located and fitted with a low-level WC and wash hand basin.

First Floor

Landing

Providing access to all first-floor accommodation.

Bedroom One - 12' 2" X 9' 10"

A generous principal bedroom offering ample space for a double bed and additional freestanding furniture. Benefiting from a useful integrated storage cupboards and a window overlooking the front aspect.

Bedroom Two - 13' 8" X 8' 7"

A spacious double bedroom enjoying views over the rear garden. Offering ample space for a double bed, wardrobes and additional furnishings, the room further benefits from a useful integrated storage cupboard.

Bedroom Three - 9' 1" X 8' 5"

A versatile third bedroom with a window to the front aspect. Ideal as a child's bedroom, guest room or home office.

Family Bathroom

Fitted with a three-piece suite comprising panelled bath with shower over, wash hand basin, low-level WC and window to the rear aspect.

Outside

To the front of the property is a driveway providing off-road parking. The enclosed rear garden offers a fantastic outdoor space for relaxing, entertaining and family enjoyment.

Agents 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.

Agents Note

This property is of BISF construction. Whilst many lenders will consider this construction type, criteria can vary. Any prospective purchaser requiring mortgage finance is advised to seek guidance from a mortgage advisor before arranging a viewing to confirm the property is suitable for their lending requirements.







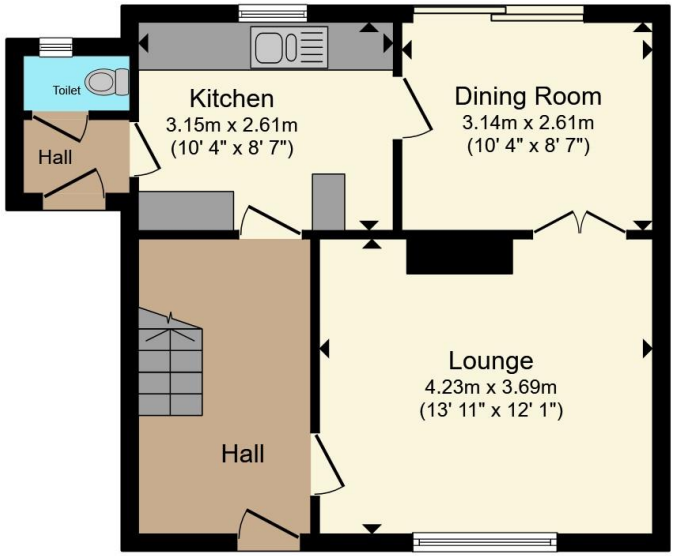




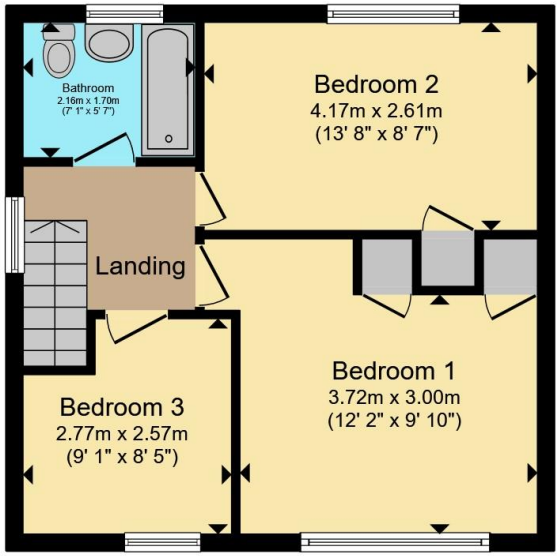








Ground Floor



First Floor

Total floor area 84.9 m² (914 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

To view this property please contact Connells on

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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309779

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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.

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