



**Esterelle, Gorse Lane, Grantham NG31 7UE**



**welcome to**

**Esterelle, Gorse Lane, Grantham**

\*GUIDE PRICE £325,000 - £335,000\* - Spacious detached bungalow in a rural location on the outskirts of Grantham with beautiful open field views. Offering three reception rooms, three bedrooms and located on a spacious plot with good sized driveway and large rear garden. Call us to view 01476 566363.



### **Entrance Hall**

Entering the property to the front into the entrance hall with a radiator and carpet.

### **Lounge**

17' 5" x 17' 8" ( 5.31m x 5.38m )

With a window to the front aspect, carpet, a brick fireplace with an open fire, radiator, coving to the ceiling and open through to the dining room.

### **Dining Room**

8' 3" x 9' 1" ( 2.51m x 2.77m )

With a window to the rear aspect, carpet, coving to the ceiling and a radiator.

### **Kitchen**

18' 6" x 13' 4" ( 5.64m x 4.06m )

Dual aspect room with window to both the rear and side aspects and having a range of cottage style white units to both the floor and eye level with worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Integrated electric oven, hob with extractor hood above, space for a fridge freezer, and dishwasher. Spotlights to the ceiling, tiling to the floor, radiator and door through to the sunroom.

### **Utility Room**

Utility room with door leading to the back garden, radiator, a range of white units to both the floor and eye level with worktops over, stainless steel sink and drainer, space for undercounter appliances, tiling to the floor and boiler.

### **Sunroom**

18' 7" x 8' 7" ( 5.66m x 2.62m )

Good sized room with, carpet, door leading into the garage and French doors leading out to the rear garden.

### **Bedroom One**

10' 5" x 19' 10" ( 3.17m x 6.05m )

Dual aspect room with windows to the rear and side aspects, wardrobe storage space, carpet, radiator and door leading into the en-suite.

### **En-Suite Wetroom**

With a window to the rear aspect and comprising of a shower, pedestal wash hand basin, low level WC, fully tiled walls and non slip flooring.

### **Bedroom Two**

11' 11" x 9' 11" ( 3.63m x 3.02m )

Another dual aspect room with windows to both the side and rear aspects, built-in wardrobe, carpet and a radiator.

### **Bedroom Three**

With a window to the side aspect, carpet and a radiator.

### **Family Bathroom**

With two windows to the rear aspect and comprising of a bath with shower over, pedestal wash hand basin, heated towel rail and tiling to both the walls and floor.

### **Separate Toilet**

With a window to the rear aspect and comprising of a low level WC, wash hand basin and tiling to the walls and floor.

### **General Description Outside**

Approaching the property to the front with gated access into the large gravel driveway, hedging to the front with some mature shrubs and planting. Gated access through to the rear.

The large rear garden is mainly laid to lawn with a paved patio area, mature planting, oil tank, greenhouse, hedging and fencing around. Beautiful open views to the rear.



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welcome to

## Esterelle Gorse Lane, Grantham

- Detached Bungalow
- Three Reception Rooms
- Three Bedrooms
- Extensive Plot with Open Field Views
- Large Driveway and Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£325,000 - £335,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST114421 - 0004

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