



Grimsthorpe Close, GRANTHAM NG31 8SS

welcome to

Grimsthorpe Close, GRANTHAM

Guide Price £490,000 - £495,000 STUNNING FAMILY HOME with four double bedrooms and two full bathrooms to accompany the spacious extended living space. Boasting a formal lounge, dining room and open plan breakfast/kitchen area with utility, and extended to offer a stunning sun room to the rear.



Entrance Hall

Front door leading into this beautifully presented entrance hall with light grey wood karndean flooring. Staircase leading to the first floor, personal door leading into the double garage, coving to the ceiling and radiator.

Lounge

19' into bay x 11' 3" (5.79m into bay x 3.43m)
With feature Adam style fireplace with inset living flame gas fire, marble inset and hearth, walk -in bay window with decorative window panes. Two radiators, coving to the ceiling and glazed oak double doors leading to the dining room.

Dining Room

10' 7" x 10' 4" max (3.23m x 3.15m max)
Dining room
With French doors leading out into the garden, coving to the ceiling, radiator and glazed internal oak door leading through to the breakfast kitchen.

Open Plan Breakfast Kitchen

17' 10" x 11' 7" max (5.44m x 3.53m max)
Open plan kitchen and breakfast area beautifully presented with a semi circular bay window over looking the rear garden. With spotlights to the ceiling, radiator, light grey wood effect karndean flooring.

Kitchen And Utility Area

Having a range of cream coloured units at both floor and eye level, with oak worktops. Soft closing drawers and a tall larder unit. To include a twin oven, with a five gas ring hob and extractor hood above. Stainless steel sink unit with a single drainer and a mixer tap over, with fitted water softener. Space for appliances, and also for a generous size American fridge freezer. Spotlights to the ceiling and open plan through to the conservatory/sunroom. The kitchen also leads through into a utility area with further facilities and wall mounted central heating boiler. The downstairs cloakroom is located off the utility area. With beautiful light grey karndean flooring all the way through.

Downstairs Cloakroom

With a low-level WC and wash hand basin, decorative tiled splashbacks. Radiator, window to the side aspect and light grey karndean flooring.

Conservatory/Sunroom

12' 5" x 11' 2" (3.78m x 3.40m)
A beautiful addition to this family home, this sun room has light grey wood karndean flooring, french doors leading to the rear garden. Feature wall mounted electric fire and radiator providing all year round comfort.

First Floor Landing

This spacious landing area has an open balustrade staircase, carpeted flooring and coving to the ceiling. Doors leading off to all bedrooms and the family bathroom.

Master Bedroom

14' 5" max x 14' 2" (4.39m max x 4.32m)
Having a range of built-in wardrobes to one wall, coving to the ceiling, radiator. Window to the front aspect and a door leading through to the ensuite bathroom.

Ensuite Bathroom

This generous size ensuite comprises of a bath with a shower over, low-level WC and floating wash hand basin. Decorative tiling to the walls, tiled flooring, heater towel rail and a shaving point. Window to the front aspect and tiled floor flooring with underfloor heating.

Bedroom Two

11' 6" x 11' 3" (3.51m x 3.43m)
This good size double bedroom has a window to the rear aspect, radiator and a range of built-in wardrobes. Television aerial point, coving to the ceiling and carpeted flooring.

Bedroom Three

12' 8" x 9' 4" (3.86m x 2.84m)
Having a range of built-in wardrobes and coving to the ceiling. Radiator, TV Aerial point and carpeted flooring, with a window to the front aspect.

Bedroom Four

11' 4" x 9' 4" (3.45m x 2.84m)
With a window to the rear aspect, a range of fitted wardrobes, radiator and coving to the ceiling.

Family Bathroom

This generous size family bathroom boasts a bath and a separate shower cubicle, half height tiling to the walls and tiled floor. Low-level WC and wash hand basin, heater towel rail, and frosted window to the rear aspect.

General Description Outside

To the front of the property the driveway has been blocked paved to provide off-road parking and access to the double garage.
The gardens are of open plan style, mainly laid to lawn with hedging to both sides, and a pretty patch of lavender below the front window. Gated side access leads to the rear garden.

To the rear of the property the garden has been landscaped to provide multiple seating areas for outside dining and to take advantage of the sunshine. The garden is mainly lawned with a feature paved patio area, and surrounding dwarf wall. Also to include a stunning oak built Gazebo on a decorative slate base to one corner of the garden, with a second gazebo housing a second seating area and barbecue facility. A large shed with power and lighting. The garden also includes a water tap and water butt and is fully enclosed by fencing. It is a beautiful addition to this lovely size family Home.

Double garage with electric roller doors, light and power.

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."



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Grimsthorpe Close, GRANTHAM

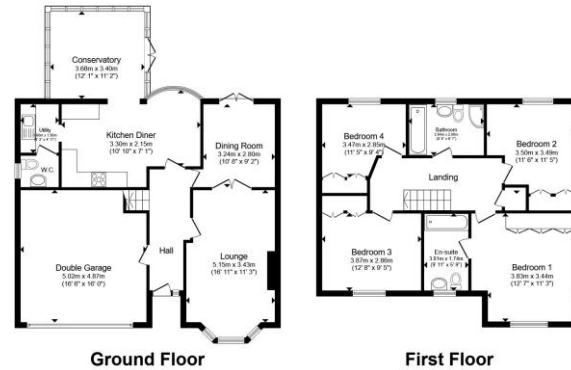
- PRESENTED TO A SHOW HOME STANDARD THROUGHOUT
- FOUR DOUBLE BEDROOMS AND TWO FULL BATHROOM SUITES
- LOUNGE, DINING ROOM AND STUNNING OPEN PLAN BREAKFAST/KITCHEN
- EXTENDED TO OFFER A BEAUTIFUL SUNROOM
- LANDSCAPED GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£490,000 - £495,000



Total floor area 173.6 m² (1,869 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

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Property Ref:
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