



Polygon Walk, Grantham NG31 9UJ

welcome to

Polygon Walk, Grantham

GUIDE PRICE £235,000 - £245,000 EXTENDED THREE BED DETACHED HOUSE ON A CORNER PLOT. Presented to a lovely standard throughout, with landscaped gardens to three sides, pretty pergola to include outdoor garden furniture, Sizeable shed/workshop, garage, carport and two parking spaces.



Entrance

UPVC door leading into the porch.

Entrance Porch

This carpeted entrance area has a glazed door leading into the main lounge. Built-in storage cupboards and window to the side aspect.

Lounge

17' 3" max x 13' 5" (5.26m max x 4.09m)

Presented to a lovely standard, this generous size lounge has a feature Adam style fireplace with inset fire. A bow window to the front aspect, staircase to the first floor, radiator and glazed double doors leading into the dining area.

Kitchen And Dining Area

17' 3" x 10' 5" (5.26m x 3.17m)

Kitchen area - comprising of beech coloured units at both floor and eyelevel with worktops over. Fitted undercounter fridge and separate freezer. Built-in electric oven and hob and extractor hood above. Stainless steel sink with a single drainer and a mixer tap over. Tiled splashbacks and spotlights to the ceiling. With a window to the rear aspect overlooking the garden.

Dining area - spacious dining area that would easily provide space for a 6 seater dining table, radiator and sliding patio doors leading into the conservatory.

Conservatory

9' 10" x 9' 1" (3.00m x 2.77m)

Victorian style conservatory with a dwarf wall and French doors leading to the rear garden. Carpeted flooring, radiator and a ceiling fan.

Utility Room

Leading off the kitchen, the utility room area has fitted worktops with space for washing machine below, built-in cupboards floor to ceiling for extra storage. ceramic tiled floor, radiator, side window and part glazed UPVC door leading out to the rear garden.

Laundry Room/Office/Snug

This extended part of the property is currently fitted with kitchen units and used as a utility room. This is very versatile and could be used as a laundry room/office/snug with a doorway leading off to cloakroom.

Downstairs Cloakroom

Fitted with low level wc.

First Floor Landing

With open balustrade staircase and a window to the side aspect providing lots of light. Door leading to the airing cupboard which houses the Combi boiler and shelving. Hatch access to the loft (which the vendor advises has a property ladder). Radiator and doors leading off to all bedrooms and the family bathroom.

Bedroom One

11' 1" x 9' 3" max (3.38m x 2.82m max)

This good size double bedroom has a window to the rear aspect, built in wardrobes to one wall, with shelving and hanging space. Coving to the ceiling, radiator and TV aerial point.

Bedroom Two

11' 8" x 8' 6" max (3.56m x 2.59m max)

A good size double bedroom with a window to the front aspect, with two lots of built-in double wardrobes, radiator, coving to the ceiling and television aerial point.

Bedroom Three

9' 2" max x 8' 6" max (2.79m max x 2.59m max)

This good size third bedroom has a window to the front aspect, box over the stairs, radiator and coving to the ceiling.

Family Bathroom

5' 11" x 5' 5" (1.80m x 1.65m)

Comprising of a bath with a shower over, modern vanity sink with fitted cupboard beneath, low-level WC, heated towel rail, window to the rear aspect, and coving to the ceiling and fully tiled walls.

Description Outside

This property sits on a lovely size plot with gardens to three sides which are beautifully presented. To the front of the property the garden is gravelled for easy maintenance with a gateway leading to the side garden.

To the rear of the property the garden is mainly laid to lawn with surrounding flowered borders. There is a blocked paved patio area ideal for outside dining which has fitted seating and barbecue area. To the rear of the garden there is a door leading into the single garage and a gateway leading to the adjoining carport.

To the side of the property there is a pretty pagoda with a seating area (garden seating to be included) there is also a sizeable shed / workshop, which looks relatively new and is in very good condition.

There is a block paved pathway leading all around the property and the gardens are in a nice private position enclosed by fencing.

To access the single garage which has an up and over door, power and lighting, and the carport, this is via Fourth Avenue. Also to the front of the garage and carport there are two further parking spaces.



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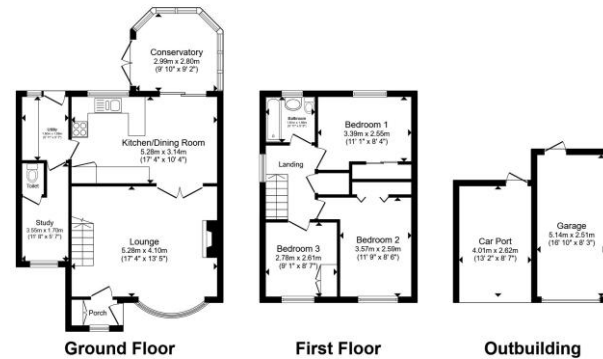
Polygon Walk, Grantham

- EXTENDED THREE BEDROOM DETACHED HOUSE
- SITTING ON A CORNER PLOT
- PRESENTED TO A VERY GOOD STANDARD THROUGHOUT
- LOUNGE, DINING AREA, CONSERVATORY AND STUDY/UTILITY
- THREE GOOD SIZE BEDROOMS

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£235,000 - £245,000



Total floor area 114.3 m² (1,230 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:
GST114391 - 0004

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