



Bradley Drive, Grantham NG31 7WN

welcome to

Bradley Drive, Grantham

GUIDE PRICE £290,000 - £300,000 - Lovely modern detached family house in a great location, close to local amenities and train station. Spacious accommodation including four bedrooms, driveway, garage and large garden to the rear. Viewing is a must to appreciate what's on offer !!



Entrance Hall

Doorway leading into the entrance hall, which has a radiator, laminate flooring, door leading through to the lounge and access to the downstairs cloakroom.

Downstairs Cloakroom

Comprising of a low-level WC, pedestal wash hand basin and decorative tile splashbacks.

Lounge

17' x 9' 2" (5.18m x 2.79m)

With a window to the front aspect this open plan living area opens up through to the dining area. With grey laminate flooring two radiators. Half height doorway leading to a spacious under the stairs cupboard and staircase to the first floor landing.

Dining Area

10' x 8' 6" (3.05m x 2.59m)

With laminate flooring, radiator, door leading through to the kitchen and French doors leading out to the rear garden.

Kitchen

10' 8" x 8' 6" (3.25m x 2.59m)

This spacious kitchen has a range of wood grain units at both floor and eyelevel. With a built-in double electric oven, five ring gas hob and extractor hood above. Integrated fridge freezer, integrated dishwasher and integrated washing machine. One and a half stainless steel sink unit with a single drainer and mixer tap over. Porcelain tiled flooring. Wall mounted Boiler enclosed in a fitted cupboard. Spotlights to the ceiling, window to the rear aspect and part glazed door leading out to the rear garden.

First Floor Landing

Featuring a wraparound landing area and balustrade staircase this spacious landing has a radiator, airing cupboard housing the hot water tank and hatch access to the loft. (The vendor advises that there is a loft ladder and that the loft has been boarded). Door access into the bedrooms and family bathroom.

Principal Bedroom

15' x 8' (4.57m x 2.44m)

This sizable main bedroom has a window to the front aspect, triple built-in wardrobes to one wall, radiator and door leading through to the en-suite shower room.

En-Suite Shower Room

With a window to the front aspect and comprising of a large walk-in shower cubicle, fitted vanity sink unit with drawers beneath and a low-level WC. Heated towel rail, extractor fan, shaver point. Decorative tiling to the walls and the floor.

Bedroom Two

10' 1" x 8' 6" (3.07m x 2.59m)

Good size double bedroom which has a door leading to storage space, radiator and a window to the rear aspect.

Bedroom Three

8' 4" x 8' (2.54m x 2.44m)

This double bedroom has a window to the rear aspect and a radiator.

Bedroom Four

7' 6" x 5' 4" (2.29m x 1.63m)

A good size bedroom which has a window to the front aspect and a radiator.

Family Bathroom

8' x 4' 3" (2.44m x 1.30m)

With a window to the side aspect and comprising of a bath with a shower fitment over, pedestal wash hand basin and low-level WC. Part tiling to the walls, porcelain tiled floor, extractor fan and spotlights to the ceiling.

General Description Outside

To the front the gardens are of open plan style with a lawned area with surrounding shrubs and ornamental trees and bushes. Driveway providing off-road parking for two vehicles and leading to the single integrated garage. Gated access through to the rear.

The rear garden is larger than most on this development and is an ideal family garden. With extended Indian stone paved patio area ideal for outside dining and entertaining. Lawn area with surrounding shrubs and borders. Low-level ornamental trees provide screening to make the garden nice and private.

The garden is fully enclosed by fencing and also has a water tap, external lighting and to include a shed.

Single Integral garage - with an up and over door, power and lighting.

Agents Note:

This is a Freehold property with Annual Service Charges of £125.52



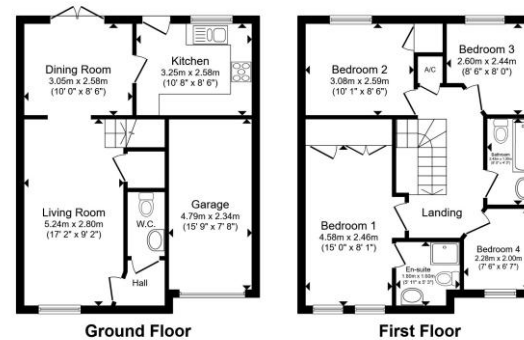
view this property online williamhbrown.co.uk/Property/GST114375



welcome to Bradley Drive, Grantham

- Detached Family House
- Two Reception Rooms
- Four Bedrooms
- Driveway, Garage and Gardens
- Great Location

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



Total floor area 99.2 m² (1,067 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



guide price

£290,000 - £300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114375



Property Ref:
GST114375 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk