



Dysart Road, Grantham NG31 7LP



welcome to

Dysart Road, Grantham

GUIDE PRICE £290,000 - £310,000 - Beautiful period family home in a great location, close to some local amenities. Detached with three bedrooms, good sized driveway and large garden to the rear. Original features throughout and offering spacious accommodation. Call us to view on 01476 566363



Entrance Porch

Entering the property through a composite door having wood flooring and original stained glass door into the hallway.

Hallway

The entrance hall features wood flooring, understairs storage, radiator, access into the kitchen, two reception rooms and staircase to the first floor landing.

Pantry

Understairs cupboard, ideal for coats and storage.

Lounge

14' 6" Into Bay x 12' 5" (4.42m Into Bay x 3.78m)
Having a lovely bay window to the front aspect with stained glass top windows, feature fireplace with wood surround, marble effect hearth and inset electric fire, beautiful original features, carpet and radiator.

Dining Room/Sitting Room

13' 5" x 11' 8" (4.09m x 3.56m)
With a gas fire and brick surround, wooden flooring, radiator and a door leading to the rear garden.

Kitchen

9' 8" x 8' 3" (2.95m x 2.51m)
Having a range of wood units to both the floor and eye level with granite composite worktops over, cream sink, drainer and mixer tap. Integrated electric oven, gas hob with granite composite splashback. Tiling to both the walls and floor and a wall mounted boiler. Door leading into the conservatory.

Conservatory

13' 5" x 6' 4" (4.09m x 1.93m)
Featuring a radiator, carpet, stable style door and single door leading out to the rear garden. Solid insulated roof and access into the utility area and WC.

Utility Area

Small window to the rear aspect, wall cupboard for storage and tiling to the floor. Space for a fridge freezer, washing machine and tumble dryer.

Downstairs Wc

Comprising of a high level WC and tiling to the floor.

First Floor Landing

Beautiful stained glass window looking out to the side aspect, carpet, hatch access into the loft and access into the bedrooms, family bathroom and separate WC.

Bedroom One

13' 2" x 11' 8" (4.01m x 3.56m)
With a window to the rear aspect, carpet and a radiator. (wardrobes can be left if required)

Bedroom Two

14' 4" x 9' 6" (4.37m x 2.90m)
Having a bay window to the front aspect with stained glass top window, carpet, radiator and fitted wardrobes to one wall.

Bedroom Three

8' 3" x 8' 3" (2.51m x 2.51m)
Having a window to the front aspect with stained glass top window, carpet, and a radiator. (Currently being used as an office by the current vendor).

Family Bathroom

8' 6" x 6' 3" (2.59m x 1.91m)
With a window to the rear aspect and comprising of a freestanding roll top bath, shower enclosure, tiling to both the walls and floor, radiator and an airing cupboard housing the hot water tank which is heated by the solar panels (weather dependent).

Separate Wc

With a window to the side aspect and comprising of a low level WC, and tiling to the floor.

General Description Outside

To the front of the property there is a pressed crete driveway leading to a single garage and gated access at the side through to the rear garden.
The large south facing rear garden is mainly laid to lawn with shrubs, bushes and trees around. There is a large timber built garage and separate workshop, part covered decking area, stocked fish pond and raised borders. In the middle of the rear garden there is an Arctic cabin with power and lighting which seats approximately 8 people, this is perfect for dining and entertaining, all year BBQ hut made by Arctic cabins (9' 10 x 9' 2). The garden is enclosed by fencing.

Separate Large Workshop - partially glazed, power and lighting with double doors leading out to the garden.

Large single garage 17' 8 x 11' 6 - Barn doors to the front, power and lighting, window and access door leading into the garden.

Agents Note:

The property benefits from solar panels to the rear of the property which are owned.
9 years left on a feeding tariff.
Solar panel meter reading is taken quarterly, with an annual credit of approximately £500-£800 to the vendor (weather dependant).



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welcome to

Dysart Road, Grantham

- Detached Family House
- Original Period Features Throughout
- Three Reception Rooms
- Three Bedrooms
- Driveway for Multiple Vehicles and Garage

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

guide price

£290,000 - £310,000



Total floor area 138.1 m² (1,487 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114396 - 0006

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