



**Longcliffe Road, GRANTHAM NG31 8EE**



*welcome to*

**Longcliffe Road, GRANTHAM**

Detached family home in the very popular Manthorpe Estate location. Spacious house with two reception rooms, four bedrooms, driveway and double garage. Nice enclosed garden to the rear. Schools are close by along with some local attractions. Viewing is Essential.



### **Entrance Hall**

Entering the property to the front through a part glazed door with side panels into the entrance hall with wood flooring, storage cupboard, radiator, coving to the ceiling, staggered staircase leading to the first floor landing and access into the downstairs cloakroom, lounge, dining room and kitchen.

### **Downstairs Cloakroom**

With a window to the side aspect and comprising of a wash hand basin, low level WC, wood effect flooring, coving to the ceiling and a radiator.

### **Lounge**

15' 5" x 13' 10" ( 4.70m x 4.22m )

Lovely dual aspect room with windows to the front and side aspects, feature fireplace with wood surround, hearth and inset fire. Wood effect flooring, coving to the ceiling and a radiator.

### **Dining Room**

11' 4" x 9' ( 3.45m x 2.74m )

Having French doors leading out to the side aspect, carpet, coving to the ceiling and a radiator.

### **Kitchen**

18' 8" x 12' 1" ( 5.69m x 3.68m )

Beautiful modern kitchen having a window to the side aspect and features a range of dark grey/blue units to both the floor and eye level with white worktops over, Belfast sink with a mixer tap. Convenient breakfast bar, integrated double oven, hob with extractor hood above. Built-in fridge freezer, dishwasher and washing machine, Radiator, wood effect flooring, coving and spotlights to the ceiling and door leading out to the garden.

### **First Floor Landing**

Having carpet, window to the side aspect, radiator, cupboard and access into the bedrooms and family bathroom.

### **Principal Bedroom**

13' 11" x 8' 5" ( 4.24m x 2.57m )

With a window to the front aspect, carpet, radiator, coving to the ceiling and access into the en-suite.

### **En-Suite Shower Room**

With a window to the rear aspect and comprising of a double shower cubicle, vanity sink unit with storage and low level WC incorporated, splashback tiling, spotlights to the ceiling and wood effect flooring.

### **Bedroom Two**

12' 1" x 10' ( 3.68m x 3.05m )

With a window to the side aspect, carpet, coving to the ceiling, radiator and hatch access to the loft.

### **Bedroom Three**

11' 4" x 6' 4" ( 3.45m x 1.93m )

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

### **Bedroom Four**

11' 4" x 6' 6" ( 3.45m x 1.98m )

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

### **Family Bathroom**

7' 11" x 5' 7" ( 2.41m x 1.70m )

With a window to the side aspect and comprising of a bath with shower over, vanity sink unit with storage and low level WC incorporated, tile splashback and wood effect flooring.

### **General Description Outside**

Open front corner plot location which is mainly laid to lawn with steps leading to the front door, gated access, double driveway and double garage to the side.

The side garden is mainly laid to lawn, patio and gravel area ideal for outside dining and entertaining, enclosed by wall and fencing.

Double garage and driveway - with two single up and over doors, power, lighting and personal access door into the garden.



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## Longcliffe Road, GRANTHAM

- Detached Family House
- Two Reception Rooms
- Four Bedrooms
- Driveway, Double Garage and Gardens
- Beautifully Presented Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

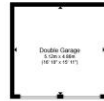
**£335,000 - £350,000**



Ground Floor



First Floor



Garage

Total floor area 138.1 m<sup>2</sup> (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.co



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Property Ref:  
GST114383 - 0002

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