



Gresley Court, Grantham NG31 7RH



**william
h brown**

welcome to

Gresley Court, Grantham

GUIDE PRICE £185,000 - £190,000 - WOW ARE YOU LOOKING FOR A HOME READY TO MOVE IN TO?

This beautifully presented spacious family home offers three bedrooms, lounge, dining kitchen and conservatory and downstairs cloakroom. Lovely gardens to both the front and the rear and a drive way.



Entrance Hall

Entrance hall with wood effect flooring, and stairs to the first floor.

Downstairs Cloakroom

This downstairs cloakroom has a vanity sink unit, low level wc, decorative tiling, and a window to the front aspect.

Lounge

20' 1" x 10' 4" (6.12m x 3.15m)

This dual aspect spacious family living area, has a window to the front, wood effect flooring, two radiators , and french doors leading to the family garden at the rear.

Dining Kitchen

15' 6" x 9' 4" (4.72m x 2.84m)

Having a range of white high gloss units at both floor and eye level, with light grey coloured worktops over, and decorative lighting to the skirting beneath. Free standing aga style electric stove with a 5 ring gas hob and extractor chimney above. Space for a washing machine and further appliances. Decorative dark brick effect tiling, Wall mounted boiler, radiator, window and part glazed door leading into the conservatory, and light grey wood effect laminate flooring. The dining kitchen is also spacious enough for a family size breakfast table.

There is a small archway which leads to a small room with wooden flooring, and a door and window to the rear garden

Conservatory

This generous size conservatory is ideal as a living area with enough space to also fit in a family size dining table. With light grey coloured wood effect laminate flooring, and french doors leading to the garden.

Bedroom One

12' 4" x 10' 4" (3.76m x 3.15m)

This good size double bedroom has a window to the front aspect, carpeted flooring, radiator and built-in wardrobe.

Bedroom Two

12' 5" x 9' 5" (3.78m x 2.87m)

A second good size bedroom with a window to the front aspect, carpeted flooring and radiator to one wall.

Bedroom Three

10' 8" x 7' 5" max (3.25m x 2.26m max)

This third bedroom is also of a good size, with a window to the rear aspect, carpeted flooring and radiator.

Family Bathroom

Family bathroom with p shaped bath, with a shower over and glazed vanity screen. Low level wc, vanity sink unit with cupboards beneath, wood effect flooring and tiling to the walls, radiator and window to the rear aspect.

Description Outside

To the front of the property the garden is gravelled for easy maintenance and a driveway for off road parking. Side gate leading to the rear and side gardens. This property stands on a good size plot with gardens to three sides, providing lots of family space. To include a summer house, two sheds, artificial lawn to the rear, lawned garden to the side. Fully enclosed by fencing.

Agents Note:

"We are advised that the Solar Panels at this property are Leased, prospective buyers must satisfy themselves regarding this, further details upon request"



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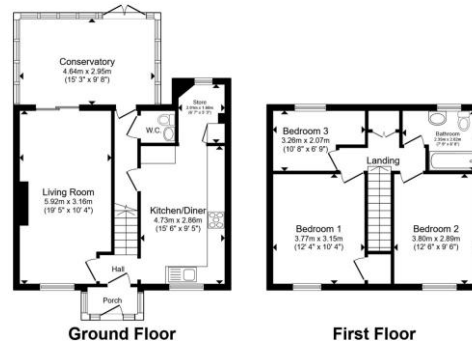
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- SITTING ON A CORNER PLOT - GARDENS TO THREE SIDES
- THREE BEDROOM FAMILY HOUSE
- LOUNGE AND DINING KITCHEN
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM

Tenure: Freehold EPC Rating: B

Council Tax Band: A



Total floor area 99.7 m² (1,073 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



guide price

£185,000 - £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114443 - 0003

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