



Leicester Grove, Grantham NG31 8RP

welcome to

Leicester Grove, Grantham

Extended four bedroom bungalow in a sought after location. Well presented throughout and offering a lounge, spacious practical dining kitchen, full bathroom and shower room. Beautifully kept gardens, plenty of off road parking. Solar Panels - which have been purchased. To view call 01476 566363.



Entrance

Front door leading into the entrance hall, with a tiled floor, hatch access to the loft space and a built in storage cupboard.

Lounge

19' 8" x 8' 1" (5.99m x 2.46m)

With cream adam style fireplace with inset electric fire, with sliding patio doors lead to the rear garden, carpeted flooring, radiator and window to the side aspect.

Kitchen

20' 11" x 10' 2" (6.38m x 3.10m)

This very spacious dining kitchen is a real premium living space, with a good range of wood effect units at both floor and eye level with worktops over, and with a central island, built in electric oven, electric hob and extractor hood above. Stainless steel sink and drainer, decorative tiles to the walls. Space for a fridge freezer and a dishwasher. Two radiators, two windows to the side aspect, tiled flooring. Window to the rear aspect.

Utility Room

7' 8" x 5' 7" (2.34m x 1.70m)

With a part glazed door leading to the garden, space for washing machine, fitted units and worktops over to include a stainless steel sink and single drainer. Tiling to the floor.

Bedroom One

11' 8" x 8' (3.56m x 2.44m)

With window to the front aspect, radiator, fitted wardrobes to one wall, carpeted flooring.

Bedroom Two

11' 2" x 8' 6" (3.40m x 2.59m)

With the window to the front aspect, fitted wardrobes to one wall, radiator and carpeted flooring.

Bedroom Three

9' 2" x 8' (2.79m x 2.44m)

With a window to the side aspect, carpet, radiator.

Bedroom Four

12' 6" x 7' 9" (3.81m x 2.36m)

With a window to the front aspect, carpet, radiator.

Main Bathroom

To include a bath with shower over, low level wc, pedestal wash hand basin, tiles to the walls, vinyl flooring, heated towel rail, window to the side aspect.

Shower Room

With a fitted shower cubicle, low level wc and wash hand basin, heated towel rail, part tiling to the walls, tiled floor and a window to the side aspect.

Description Outside

To the front of the bungalow the gardens are of open plan style, mainly laid to lawn with flower borders. and a block paved driveway, providing lots of off road parking. Gated side access leading to the rear garden which is of a good size. The garden is mainly laid to lawn, with a feature paved patio area to the rear and the side, which is ideal for outside dining. The garden has a range of shrubs and bushes and is fully enclosed by fencing around the property. Also to include an outside tap, shed and greenhouse.

Agents Note:

Solar Panels on this property have been purchased.



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welcome to

Leicester Grove, Grantham

- SPACIOUS EXTENDED DETACHED BUNGALOW
- WITH FOUR BEDROOMS
- LOUNGE, DINING KITCHEN AND UTILITY ROOM
- WELL MAINTAINED THROUGHOUT
- WITH GOOD SIZE GARDENS AND OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: C



Total floor area 100.9 m² (1,086 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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guide price

£280,000 - £290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST114467 - 0002

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