



Scarsdale Way Grantham NG31

Guide Price £375,000

Council Tax Band E Tenure: Freehold EPC Rating: 80



Superbly presented modern family home in desirable residential location in Grantham

- Detached Family Home
- Five Bedrooms
- Four Bathrooms
- Two Reception Rooms
- Gardens & Garage
- Council Tax Band E
- EPC Rating C

Secure My Sale Estate Agents Grantham are delighted to offer to the market this superb, detached Family Home on the popular Hunters Gate development. This lovely family home is immaculately presented throughout and offers flexible spacious accommodation designed for modern day living. It is approximately 20 minutes' walk from the town centre and has good access to the A1 and Grantham Train Station.

The entrance hall with staircase to first floor has a cloakroom off, double doors leading to the front to rear 22' Lounge, further doors to the Sitting Room, Cloakroom and to the Family Breakfast Kitchen which is fitted with a comprehensive range of contemporary wall and base units, and ample workspace, space for breakfast table and French doors to the rear garden. The first floor has a good size Landing, Master Bedroom with en-suite shower room and dressing area with built in double wardrobes, Guest Bedroom with ensuite Bedroom 5/Study and a Family Bathroom. To the second floor are two further double bedrooms with a Jack n Jill style shower room connecting.

At the front of the property the garden is laid to lawn with slabbed steps giving access to the front door. To the side there is a driveway with parking for several cars and leading to the single garage. To the rear of the property is a southerly-facing garden comprising an attractive slabbed patio area, which leads on to good sized lawn. Pathway and gated access to the driveway and courtesy door to the rear of the garage.

GROUND FLOOR Entrance Hall: Sitting Room: 10'5" x 8'10" Lounge: 22'5" x 11'0" Breakfast Kitchen: 13'8" x 13'8" Cloakroom:

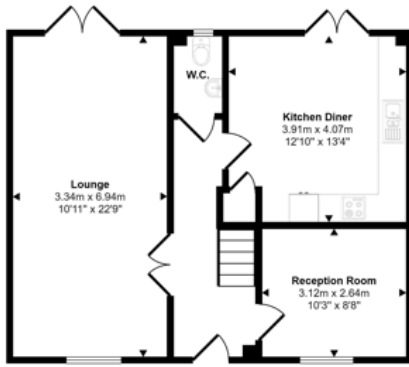
FIRST FLOOR Landing: Master Bedroom: 13'7" x 10'5" Ensuite: Guest Bedroom: 11'0" x 10'11" Ensuite Study/Bed Five: 8'10" x 8'1" Family Bathroom: 6'10 x 5'6"

SECOND FLOOR Bedroom Three: 15'2" x 10'11" Bedroom Four: 12'4" x 10'6" Jack 'n' Jill Shower Room:

OUTSIDE Front Garden: Driveway: Garage: Rear Garden:

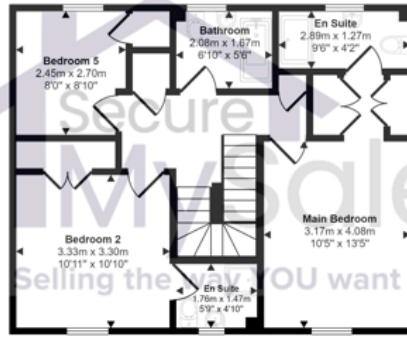


Approx Gross Internal Area
162 sq m / 1740 sq ft

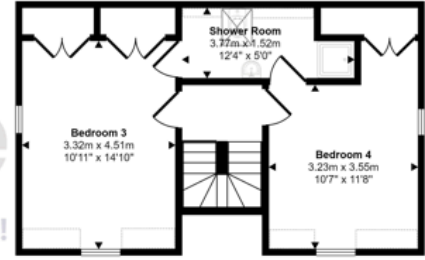


Ground Floor
Approx 59 sq m / 636 sq ft

Denotes head height below 1.5m



First Floor
Approx 59 sq m / 640 sq ft



Second Floor
Approx 43 sq m / 464 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

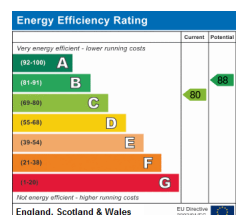
Secure My Sale

51 London Road, Grantham, NG31 6ET

Call: 01476 825258

Web: www.securemysale.co.uk

Email: admin@securemysale.co.uk



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