



Hazelwood Drive, Grantham, NG31

£210,000.00

Council Tax Band: B.

EPC: D

Tenure: Freehold



Secure My Sale are thrilled to bring to market this three bedroom, semi detached home in the desirable area of Gonerby Hill Foot.

- **Three Bedrooms**
- **Freehold**
- **Four piece bathroom suite**
- **Off road parking**

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This property has been loved by the current owners for a number of years but is now ready for the new owners to take the keys.

With plenty of space this property comprises: Entrance Hall, lounge, dining room, kitchen, a third reception room/conservatory, three bedrooms and a four piece bathroom suite.

A virtual tour is available for this property and a viewing is a must to appreciate the size of this property.

Entrance Hall:

Access to the lounge and stairs to the first floor.

Lounge: 3.84m x 4.14m

Laminate flooring throughout, fire place, facing the front of the property

Dining Room: 2.23m x 2.26m

Space for a four seater dining table, laminate flooring throughout located in the centre of the house.

Kitchen: 2.38m x 2.55m

Tiled flooring, a mixture of wall and base units, gas boiler located in the kitchen. Facing the rear garden.

Conservatory: 2.49m x 3.39m

Tiled flooring, multiple windows with French doors to the rear. Skylight window making it an airy room.

Bathroom: 2.69m x 1.65m

A four piece suite with toilet, basin, bath and separate shower cubicle. Tiled throughout

Bedroom One: 2.6m x 3.18m

A spacious double room carpeted throughout, facing the front of the property

Bedroom Two: 1.89m x 3.45m

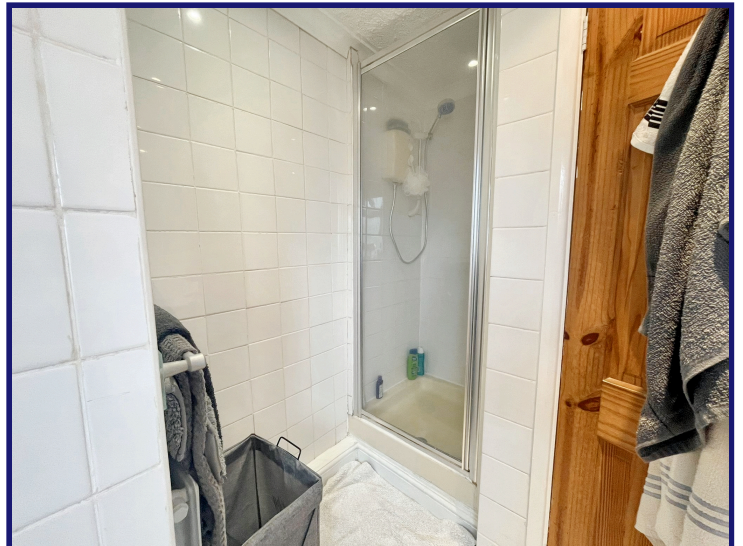
A spacious double room with an additional storage cupboard which could be used as a wardrobe.

Bedroom Three: 1.94m x 2.16m

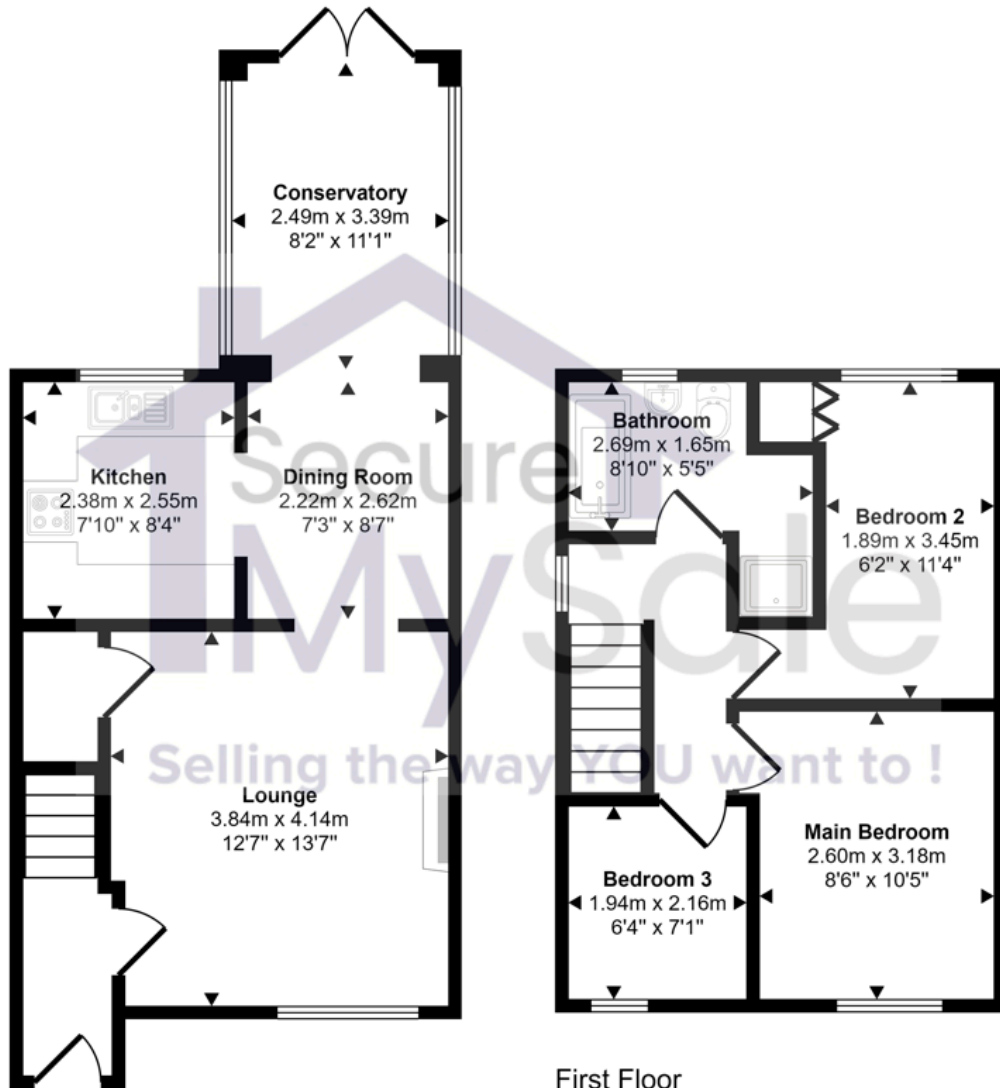
A great third bedroom facing the front of the property. Currently used as storage but ideal for a single bed.

Rear Garden:

A beautifully presented rear garden with a variety of plants. A patio area to soak in the summer sun.



Approx Gross Internal Area
74 sq m / 801 sq ft



Ground Floor
Approx 42 sq m / 455 sq ft

First Floor
Approx 32 sq m / 346 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.

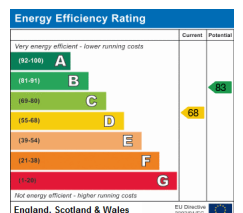
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