



## Blairgowrie Close Grantham Lincs

**Guide Price £225,000**

Freehold - EPC Rating C - Council Tax C



# Well presented modern three bedroom semi detached family home in Grantham

Situated in a highly popular residential of the market town of Grantham, offering convenient access to the town centre, the A1 for fast commuting, local amenities and good schooling, is this well presented modern three-bedroom home.

This well presented family home offers fantastic space for modern life. To the ground floor there is Hallway, Cloakroom, Sitting Room, Family Kitchen Diner & Utility Room. The first floor offers Master Bedroom, Ensuite, two further Bedrooms and Family Bathroom. Outside off road parking, Garage and low maintenance gardens.

The property has been well maintained over the years and internal inspection is essential to appreciate the property and gardens. From the entrance hall there is staircase access to the first floor and doors leading to access to the cloakroom and generous sitting room with patio doors into the garden. The family kitchen diner is well appointed with a range of wall and base units with gas hob, electric oven and extractor above. Plumbing for dishwasher and space for fridge freezer. Breakfast bar and ample space for dining table. Door to the utility room.

Upstairs the landing gives access to all rooms, the master bedroom has built in wardrobes and ensuite shower room, second bedroom is also a double with a further bedroom currently being used as office space.

The front of the property there are gravelled borders and path to front door. To the side there is private drive offering ample off-road parking and leading to a single garage and on to an enclosed private rear garden. The garden area is mainly laid to patio with some raised borders and gravelled area.

## GROUND FLOOR

Entrance Hall

Sitting Room- 3.12m x 5.23m (10'3" x 17'2")

Kitchen Diner- 2.98m x 5.18m (9'9" x 17'0")

Utility Room- 1.72m x 1.73m (5'8" x 5'8")

Cloakroom

## FIRST FLOOR

Landing

Master Bedroom- 3.12m x 3.18m (10'3" x 10'5")

En-suite- 1.66m x 1.75m (5'6" x 5'9")

Bedroom Two- 3.13mm x 3.04 (10'3" x 10'0")

Bedroom Three- 2.20m x 2.03m (7'3" x 6'8")

Bathroom- 2.10m x 1.82m (6'11" x 6'0")

## OUTSIDE

Garage- 2.24m x 5.18m (7'4" x 17'0"0

Front Garden

Driveway

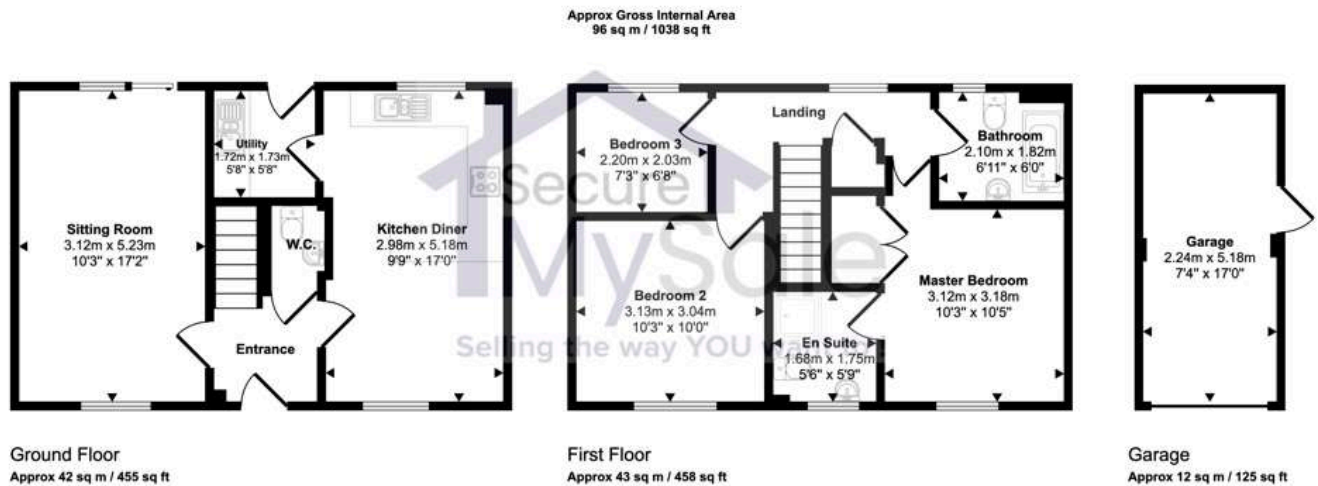
Rear Garden

\*Viewing strictly by appointment only









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.

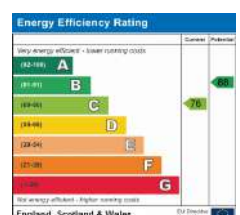
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