



**Eyam Way, GRANTHAM NG31 7FT**

**welcome to**

**Eyam Way, GRANTHAM**

\*GUIDE PRICE £400,000 - £425,000\* - Extensive detached family home in a popular location. Spacious accommodation over three floors benefitting from a lounge, kitchen with dining and utility, six bedrooms, two en-suites and family bathroom. DOUBLE GARAGE, call us to view on 01476 566363.



### **Entrance**

Entering the property to the front into the hallway with a storage cupboard, radiator, tiled floor, staircase to the first floor landing and access into the cloakroom, utility, lounge and kitchen.

### **Downstairs Cloakroom**

Comprising of a wash hand basin, low level WC, tiling to the walls and floor.

### **Lounge**

21' 11" x 11' ( 6.68m x 3.35m )

Lovely dual aspect room with a window to the front aspect, feature fireplace with surround and inset electric fire, carpet, coving to the ceiling, two radiators and French doors to the rear aspect.

### **Kitchen Diner**

34' 10" max x 11' 4" ( 10.62m max x 3.45m )

Another lovely bright and airy room with windows to the front, side and rear aspects and having a range of modern grey units to both the floor and eye level with wood effect worktops over, cream sink, drainer and mixer tap. Integrated double electric oven, gas hob with extractor hood above. Built in fridge freezer and dishwasher, wall mounted boiler, tiling to the floor and three radiators. Log burner style electric fire, spotlights to the ceiling, plenty of space for dining and relaxing and French doors leading out to the patio area.

### **Utility Room**

5' 10" x 5' 4" ( 1.78m x 1.63m )

With a selection of units with worktops over, stainless sink and drainer. Space for appliances, radiator and door leading out to the rear garden.

### **First Floor Landing**

With a window to the front aspect, airing cupboard, carpet, staircase to the second floor and access into three bedrooms.

### **Principal Bedroom**

13' 5" x 11' 5" ( 4.09m x 3.48m )

With a window to the front aspect, carpet, radiator, coving to the ceiling, access into the dressing area with built-in wardrobes and a radiator. Access into the en-suite.

### **En-Suite Bathroom**

With a window to the rear aspect, bath with shower attachment, shower cubicle, vanity sink unit incorporating a low level WC, partial tiling to the walls, spotlights to the ceiling, radiator and wood effect flooring.

### **Bedroom Three**

13' 8" x 11' 1" ( 4.17m x 3.38m )

With a window to the rear aspect, carpet and a radiator.

### **Bedroom Six**

11' 1" x 8' 2" ( 3.38m x 2.49m )

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

### **Second Floor Landing**

With a window to the front aspect, carpet and access into the bedrooms and family bathroom.

### **Bedroom Two**

13' 10" x 11' 5" ( 4.22m x 3.48m )

With a window to the front aspect, built-in wardrobes, carpet, radiator and access into the en-suite shower room.

### **En-Suite Shower Room**

With a window to the rear aspect and comprising of a double shower enclosure, vanity sink unit, low level WC, partial tiling to the walls, radiator, extractor fan and wood effect flooring.

### **Bedroom Five**

11' x 9' 9" ( 3.35m x 2.97m )

With a window to the front aspect, built-in storage, carpet and a radiator.

### **Bedroom Six**

11' x 9' 7" ( 3.35m x 2.92m )

With a window to the rear aspect, built-in storage, carpet and a radiator.

### **Family Bathroom**

With a window to the rear aspect and comprising of a bath, shower cubicle, wash hand basin, low level WC, partial tiling to the walls, tiled flooring and an extractor fan.

### **General Description Outside**

Approaching the property to the front, steps leading up to the front door, gated access for off road parking and double garage. Gated access through to the rear garden.

The rear garden is set on two levels with two patio areas, perfect for outdoor dining, lovely decking area at the top of the garden, shrubs around and surrounded by a fence under the wall.



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welcome to

## Eyam Way, GRANTHAM

- Detached Family House
- Spacious Accommodation
- Kitchen/Dining and Utility
- Six Bedrooms
- Two En-Suites and Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E

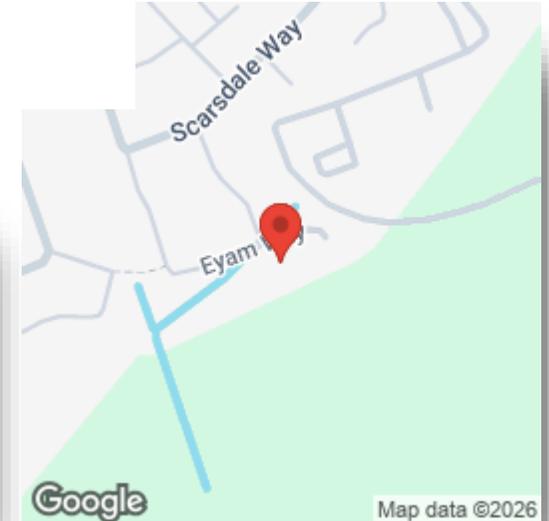


guide price

**£400,000 - £425,000**

Total floor area 228.8 m<sup>2</sup> (2,463 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.io

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST114144 - 0002

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