



Longcliffe Road, GRANTHAM NG31 8EE



welcome to

Longcliffe Road, GRANTHAM

BEAUTIFUL INSIDE AND OUT ... Perfect location for schools and the lovely riverside walk to town. Spacious detached family house with two reception rooms, four bedrooms, driveway and double garage. Nice enclosed garden to the rear. Viewing is Essential, call us to view on 01476 566363



Entrance Hall

Entering the property to the front through a part glazed door with side panels into the entrance hall with wood flooring, storage cupboard, radiator, coving to the ceiling, staggered staircase leading to the first floor landing and access into the downstairs cloakroom, lounge, dining room and kitchen.

Downstairs Cloakroom

With a window to the side aspect and comprising of a wash hand basin, low level WC, wood effect flooring, coving to the ceiling and a radiator.

Lounge

15' 5" x 13' 10" (4.70m x 4.22m)

Lovely dual aspect room with windows to the front and side aspects, feature fireplace with wood surround, hearth and inset fire. Wood effect flooring, coving to the ceiling and a radiator.

Dining Room

11' 4" x 9' (3.45m x 2.74m)

Having French doors leading out to the side aspect, carpet, coving to the ceiling and a radiator.

Kitchen

18' 8" x 12' 1" (5.69m x 3.68m)

Beautiful modern kitchen having a window to the side aspect and features a range of dark grey/blue units to both the floor and eye level with white worktops over, Belfast sink with a mixer tap. Convenient breakfast bar, integrated double oven, hob with extractor hood above. Built-in fridge freezer, dishwasher and washing machine, Radiator, wood effect flooring, coving and spotlights to the ceiling and door leading out to the garden.

First Floor Landing

Having carpet, window to the side aspect, radiator, cupboard and access into the bedrooms and family bathroom.

Principal Bedroom

13' 11" x 8' 5" (4.24m x 2.57m)

With a window to the front aspect, carpet, radiator, coving to the ceiling and access into the en-suite.

En-Suite Shower Room

With a window to the rear aspect and comprising of a double shower cubicle, vanity sink unit with storage and low level WC incorporated, splashback tiling, spotlights to the ceiling and wood effect flooring.

Bedroom Two

12' 1" x 10' (3.68m x 3.05m)

With a window to the side aspect, carpet, coving to the ceiling, radiator and hatch access to the loft.

Bedroom Three

11' 4" x 6' 4" (3.45m x 1.93m)

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

Bedroom Four

11' 4" x 6' 6" (3.45m x 1.98m)

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

Family Bathroom

7' 11" x 5' 7" (2.41m x 1.70m)

With a window to the side aspect and comprising of a bath with shower over, vanity sink unit with storage and low level WC incorporated, tile splashback and wood effect flooring.

General Description Outside

Open front corner plot location which is mainly laid to lawn with steps leading to the front door, gated access, double driveway and double garage to the side.

The side garden is mainly laid to lawn, patio and gravel area ideal for outside dining and entertaining, enclosed by wall and fencing.

Double garage and driveway - with two single up and over doors, power, lighting and personal access door into the garden.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Longcliffe Road, GRANTHAM

- Detached Family House
- Two Reception Rooms
- Four Bedrooms
- Driveway, Double Garage and Gardens
- Beautifully Presented Throughout

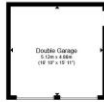
Tenure: Freehold EPC Rating: C
Council Tax Band: E



Ground Floor



First Floor



Garage

Total floor area 138.1 m² (1,487 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



guide price

£325,000 - £350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST114383 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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