



Bradford Close GRANTHAM NG31 8RU

Guide Price £315,000



- Three Double Bedrooms
- New Family Breakfast Kitchen
- Spacious Living Room
- Delightful Family Bathroom
- Ensuite to the Master Bedroom
- Good Sized Enclosed Rear Garden
- Utility Area
- Garage & Off Road Parking
- Viewing Essential
- EPC Rating D

This immaculate three-bedroom individual detached bungalow sits in the corner of a quiet cul de sac and offers a modern interior and bright, spacious rooms. The property has recently undergone improvements include new kitchen and utility area. The versatile layout, outside space and proximity to the centre of town would make for a superb family home or retirement property. The bungalow sits in a generous plot with enclosed front and rear gardens with planted beds, as well as having the convenience of ample driveway parking in front of the oversize single garage. Once inside the property, you enter into a central hallway which joins the front living room, two double bedrooms and a master bedroom bedroom, the largest of which benefits from built-in wardrobes and ensuite. There is a modern bathroom, family breakfast kitchen offering rear aspect. Internal inspection is highly recommended to view the size and quality of accommodation on offer.

Entrance Hall: 22'4 x 3'10 Double glazed door to the side aspect of the property, radiator, telephone point, double storage cupboard, coving to textured ceiling and doors leading off to all main rooms.

Living Room: 14'3 x 16'1 Two double glazed windows to the side aspect and patio doors to the rear giving access to the garden, TV Point, coving to the ceiling with inset downlights, radiator.

Family Breakfast Kitchen: 18'2 x 11'2 Refitted kitchen comprising of wall and base units with contrasting roll top worksurfaces, inset sink drainer with tiling to splashback. Integrated gas hob with extractor above, integrated electric oven. Double glazed window to the rear aspect and matching French doors with access to the garden, space for fridge freezer and table, coving to the ceiling with inset downlights, opening through to the utility area.

Utility Area: 13'4 x 4'9 Plumbing for washing machine/dishwasher, space for tumble dryer, roll top worksurfaces, tiling to splashback, double glazed window to the side aspect and door to the side of the property.

Main Bedroom: 13'8 x 10'0 A range of built-in wardrobes, double glazed window to the side aspect, radiator coving to textured ceiling, door to ensuite.

Ensuite: 8'10 x 3'3 Good sized shower cubicle with electric shower, wash hand basin set into vanity unit, LLWC, tiling to the walls, heated towel rail, tiled flooring, DG window to the side, coving to textured ceiling

Bedroom: 12'9 x 9'3 Double glazed window to the front, coving to textured ceiling, radiator.

Bedroom: 12'8 x 9'0 Coving to textured ceiling, TV point, radiator, DG window to the front.

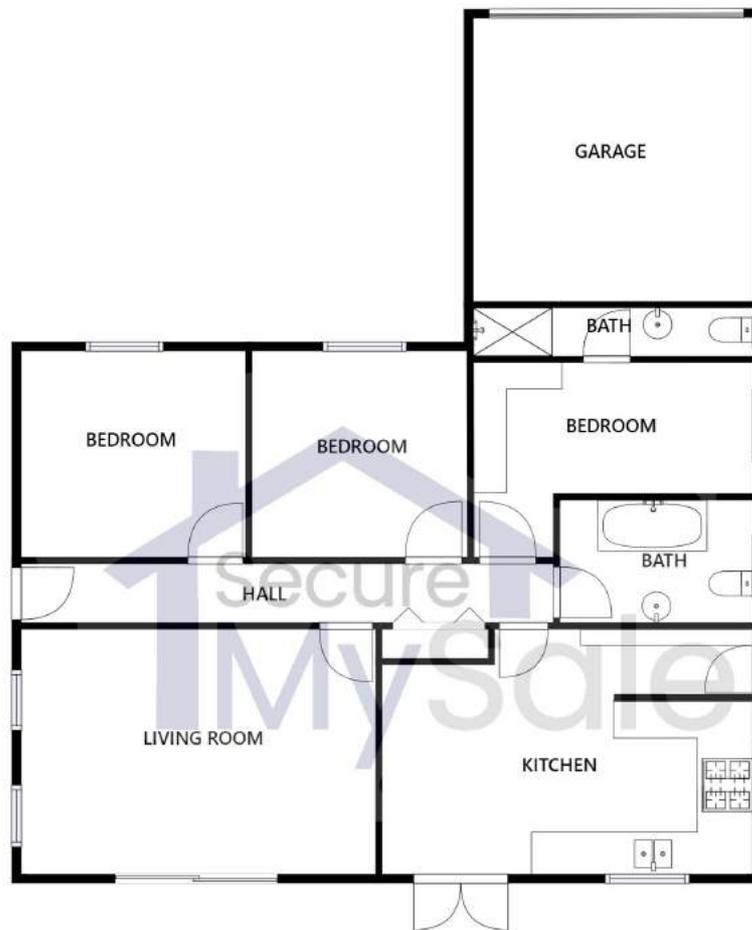
Family Bathroom: 9'10 x 6'2 A contemporary three-piece suite comprising of white double ended bath with centre mixer taps, LLWC, wash hand basin set into vanity unit, heated towel rail, coving to textured ceiling, airing cupboard, double glazed window to the side.

Garage: 17'1 x 13'0 Up and over single door to the front, power and light fitted, houses boiler.

Front garden: Attractive electric iron gates to the front, block paved driveway giving ample off-road parking for several vehicles, wall enclosed and access to both sides of the property.

Rear Garden: Fully enclosed with attractive patio area, lawn and garden room. Established shrub's and borders. Outside tap and light.





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