



**Buckminster Gardens Grantham NG31**  
Freehold - EPC Rating C - Council Tax Band B

**£230,000**



# Modern extended semi detached house in the market town of Grantham

- **Four Bedrooms**
- **Ensuite Shower Room**
- **Two Reception Rooms**
- **Family Kitchen & Utility**
- **No Onward Chain**
- **Off Road Parking**
- **FREEHOLD - COUNCIL TAX B - EPC RATING C**

This well presented four-bedroom semi-detached family home is located in a sought-after residential area of the market town on Grantham with close to local schools and amenities. Benefits include a spacious accommodation with two reception rooms, modern family kitchen, and utility room. Upstairs benefits from four bedrooms with an en suite to the master bedroom and a family bathroom. Outside benefits from front garden with driveway to the side providing off road parking, and large enclosed rear garden. FREEHOLD - COUNCIL TAX B - EPC RATING C

## Ground floor

**Entrance Hall** - Entry via a double glazed door to the front aspect, features include a wall mounted radiator, staircase to first floor landing, door to lounge.

**Lounge** 12' 0" x 15' 10" - This room features include double glazed window to the front aspect, feature fire place, TV point and a wall mounted radiator opening through to the dining room.

**Dining Room** 7' 7" x 13' 2" - Good size room with ample space for table, understairs storage cupboard and fitted radiator.

**Family Kitchen** 16' 0" x 11' 4" - A fully fitted kitchen comprising a range of wall and base units, sink and drainer unit, built in gas hob with extractor hood over, matching built in oven, built in dishwasher and fridge freezer, wall mounted radiator and double glazed window to the side and rear aspect and French doors leading to the rear further door to utility.

**Utility Room** 8' 3" x 5' 5" - A good space with plumbing for washing machine, two piece suite comprising a wash hand basin and WC, inset spot lights and radiator.

## First Floor

**Landing** -L-shaped staircase from the entrance hall, loft access, wall mounted radiator, doors to bedrooms and bathroom, double glazed window to the side.

**Bedroom One** 13' 7" x 10' 0" - This room features double glazed window to the front aspect, wall mounted radiator laminate flooring and door to en-suite.

**En-Suite** - A three piece suite comprising a shower cubicle, wash hand basin and WC, further features include wall mounted radiator, extractor fan, complimentary tiling.

**Bedroom Two** 11' 6" x 10' 0" - This room features double glazed window to the rear aspect and wall mounted radiator.

**Bedroom Three** 11' 6" x 7' 10" - This room features double glazed window to the rear aspect and wall mounted radiator.

**Bedroom Four** 8' 5" x 7' 4" - This room features double glazed window to the side aspect and wall mounted radiator.

**Bathroom** 10' 5" x 7' 4" - A four piece suite comprising of a roll top bath, separate shower cubicle, a WC and a wash hand basin. Features include complimentary splash back tiling, a wall mounted radiator and an extractor fan, inset downlights and exposed wooden flooring.

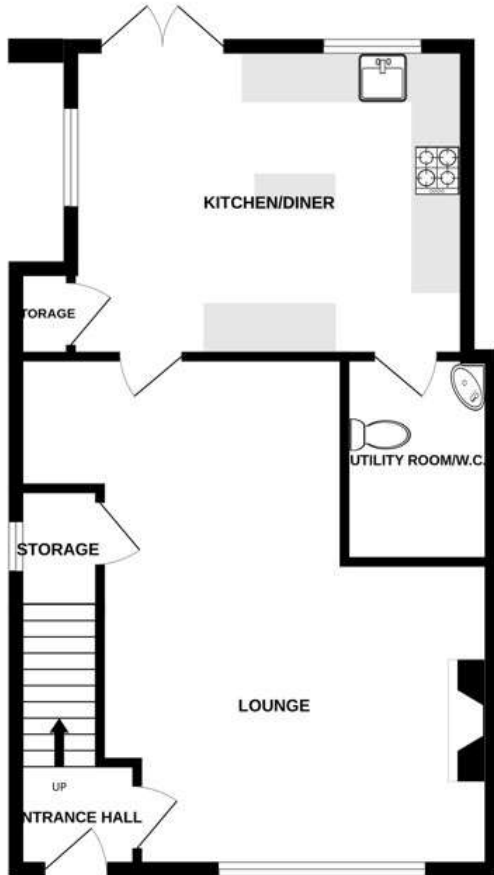
## Outside

**Front Garden** - A low maintenance garden laid to gravel and artificial lawn proving off road parking for several vehicles access to front door and gated access to the rear.

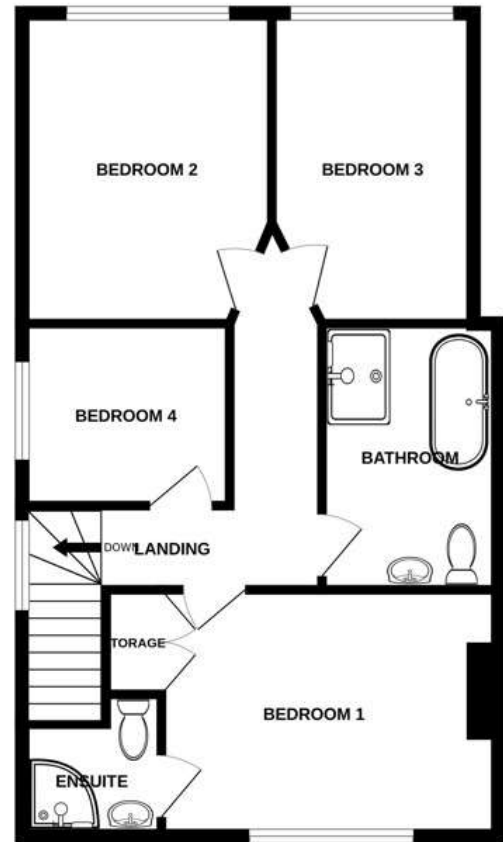
**Rear Garden** - A large fully enclosed rear garden with side gated access, mainly laid to lawn with a patio area, established shrubs and tree.



GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (113.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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