

**FOR SALE**



**Broomwood Close, Grantham**  
**£445,000**

  
**MARTIN & CO**





## Broomwood Close, Grantham

4 Bedrooms, 2 Bathroom

**£445,000**

- Superb 4 Bed Detached Home
- Comprehensively Modernised & Improved
- Stunning Modern Fitted Kitchen, Wealth of Fitted Appliances

**ENTRANCE HALL** 16' 3" x 6' 11 (max) inc stairs" (4.95m x 2.11m) A welcoming, generous and well presented entrance hall which sets the tone of space, style and quality that is repeated throughout this excellent home. Radiator. Window to front elevation. Down-lighters inset to ceiling. Useful under-stairs recess. Doors lead to the following accommodation.

**GROUND FLOOR W.C.** 6' 7" x 3' 2 (max)" (2.01m x 0.97m) With close coupled w.c., obscured glazed "porthole" window. Radiator. Close coupled wc and wash hand basin. Partial tiling to walls

**SITTING ROOM** 19' 3 (21'8 into bay)" x 11' 8" (5.87m x 3.56m) A notably generous principal reception room the first of three such impressive rooms to this wonderful home. The sitting room has a large bay window to the front elevation, feature fireplace with space saving external chimney breast comprising: contemporary clean cut fire recess housing a period style log burner which in turn stands on a slate look tiled hearth with inset timber mantle over. TV aerial point. Two radiators. Double doors opening to the conservatory.

**CONSERVATORY** Adding considerable space, style and value to the property the conservatory is of more





owner/user friendly rectangular proportions than many polygonal conservatories. The conservatory makes the most of its siting to the rear of the house affording a lovely aspect across and access to the lovely rear garden. The room has ample power and lighting with a ceramic tiled floor and double doors to the garden.

**DINING ROOM 10' 9" x 9' 11" (3.28m x 3.02m)** A splendid formal dining room again of generous proportions and also providing the attractive aspect to the rear garden. Seating a family in comfort to dine formally or informally the room also makes an ideal home office/study. Radiator. Window to rear.

**KITCHEN 13' 0" x 10' 5" (3.96m x 3.18m)** Simply stunning high quality kitchen, recently completely refitted in stylish contemporary range of high gloss white units with numerous built in appliances. Thoughtfully designed with the keen cook in mind the kitchen does not disappoint in any aspect. The base level units and substantial island are surmounted by quartz work surfaces. Pan drawers, pantry and space

saver units are all incorporated and have soft close doors. Inset sink unit with mixer tap and adjacent window taking in the rear garden view. The kitchen has a comprehensive range of built in appliances including twin multi-function NEFF ovens, built in fridge-freezer a five ring induction hob with quartz upstand and over this a fabulous matching space saving extractor hood. Integrated dishwasher. Rustic timber look flooring. Pelmet kick board lighting and inset down-lighting add yet further style and presence to this stunning room. Door to utility.

**UTILITY ROOM 7' 8" x 6' 8" (2.34m x 2.03m)** Also well fitted with an inset sink unit. Space and plumbing for under-counter white goods such as for washing machine and tumble dryer. Wall mounted gas combination condensing boiler. Window to front. Door to outside. Timber effect floor finish.

**LANDING** Stairs rise from the hall to the first floor landing. The landing has two windows to the front elevation. Radiator. Loft hatch and double doors to a



fitted storage cupboard.

**PRINCIPAL BEDROOM SUITE** Comprising a spacious double bedroom and a stylish refitted en-suite facility.

**PRINCIPAL BEDROOM (1)** 11' 9" x 11' 0" (3.58m x 3.35m) A most generous double bedroom with feature bay window to the front elevation. Radiator. Door to the en-suite shower room.

**ENSUITE SHOWER ROOM** 7' 3" x 6' 0" (2.21m x 1.83m) Stylish, recently refitted ensuite with modern three piece suite comprising "over size" shower cubicle, wash hand basin inset to a vanity unit and close coupled wc. Wall mounted heated towel rail/radiator. Window to rear. Contrasting tiled floor and part tiled walls.

**BEDROOM 2** 11' 2" x 9' 9" (3.4m x 2.97m) Another well proportioned bedroom with window to rear. Radiator.

**BEDROOM 3** 10' 10" x 9' 6" (3.3m x 2.9m) Once again a good size double bedroom with window to rear and radiator.

**BEDROOM 4** 8' 9 (max)" x 8' 5 (max)" (2.67m x 2.57m) This time a single proportion room with window to front and radiator.

**FAMILY BATHROOM** 6' 8" x 5' 10" (2.03m x 1.78m) Plus recess (3'0" x 2'9"). Again refitted with a modern three piece suite in white with "floating" wash hand basin, close coupled wc and bath with shower over and glazed screen. Part tiled walls.

**OUTSIDE** The property stands in a quieter Cul de Sac within one of Granthams' most sought after areas. The property enjoys and advantageous corner plot of generous proportions affording an especially good size rear garden as well as a side section which provides off street parking for two vehicles, this driveway

leading up to the **DETACHED GARAGE** - The garage is brick built and has twin up and over doors as well as power and lighting. From the garage a "personnel" door opens in to the rear garden. The rear garden is mainly laid to lawn with well stocked borders and generous stone patio, this being positioned to take advantage of both the morning and afternoon sun afforded by the southerly aspect.

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