

**ON HOLD**



**Glengorm Gardens, Grantham**  
**£240,000**

**MARTIN&CO**





## Glengorm Gardens, Grantham

3 Bedrooms, 2 Bathroom

**£240,000**

- Splendid Semi Detached Home
- Three Bedrooms (Principal is En-suite)
- Bathroom, Ensuite & Grnd Flr WC
- Attractively Presented Throughout

**ENTRANCE HALL** Step into the home via a partially glazed front door into a welcoming hallway, offering a convenient double storage cupboard. Doors lead off to the lounge, kitchen, and cloakroom, with stairs rising to the first-floor landing.

**GROUND FLOOR WC** Fitted with a low flush WC, wash hand basin, vinyl flooring, and ideal for guests or day-to-day use.



**SITTING ROOM** 15' 6" x 10' 7" (4.72m x 3.23m) A bright and spacious dual-aspect living area, enjoying natural light from windows to both the front and side elevations. Features include fitted carpet and a central heating radiator.

**BREAKFAST KITCHEN** 15' 5" x 9' 6 (max)" (4.7m x 2.9m) A well-equipped kitchen boasting a variety of white base and wall units complemented by wood-effect worktops and tiled splashbacks. Integrated appliances include a gas hob, electric oven with extractor, dishwasher, fridge/freezer, and a combined washing machine/tumble dryer. The room features laminate flooring, a stainless steel sink with drainer and mixer tap, a rear window, and an additional side

window. French doors open out to the garden, and there's ample space for a dining table.

**FIRST FLOOR LANDING** The landing provides access to all three bedrooms and the family bathroom. Also includes a built-in storage area and loft hatch.

**PRINCIPAL BEDROOM (WITH ENSUITE)** 10' 9" x 10' 6" (3.28m x 3.2m) A comfortable double bedroom with a side-facing window, carpeted flooring, radiator, and a door through to the en-suite.

**ENSUITE SHOWER ROOM** Comprises a double shower enclosure, wash basin, low-level WC, partially tiled walls, vinyl flooring, radiator, and a side window allowing natural light.

**BEDROOM 2** 11' 1 (max)" x 8' 9" (3.38m x 2.67m) A second double bedroom with side-facing window, fitted carpet, and radiator.

**BEDROOM 3** 8' 9" x 6' 5" (2.67m x 1.96m) A single

bedroom overlooking the rear garden, fitted with carpet and a radiator.

**FAMILY BATHROOM** 6' 4" x 5' 6" (1.93m x 1.68m) Fitted with a three-piece suite comprising a bath, pedestal basin, and low-level WC. Tiled walls, vinyl flooring, a radiator, and a window to the side complete the space.

**OUTSIDE** To the front, the property offers a gravel area and private driveway accommodating approximately two vehicles, with side gate access to the garden. The rear garden includes a patio ideal for alfresco dining, a lawned section, a raised seating or planting area, and a garden shed. Additional features include an outside tap and external power sockets.

These particulars are for the guidance of proposed purchaser/s and do not represent the terms of a contract, they must be accepted as a guide only and



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## Martin & Co Grantham

2 Market Place • • Grantham • NG31 6LQ  
T: 01476 561911 • E: [grantham@martinco.com](mailto:grantham@martinco.com)

# 01476 561911

<http://www.martinco.com>



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