

The Oaks, Sunningdale, Grantham, Lincolnshire

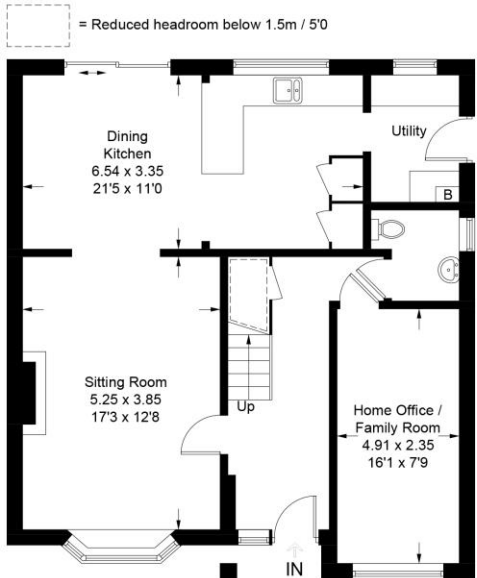
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



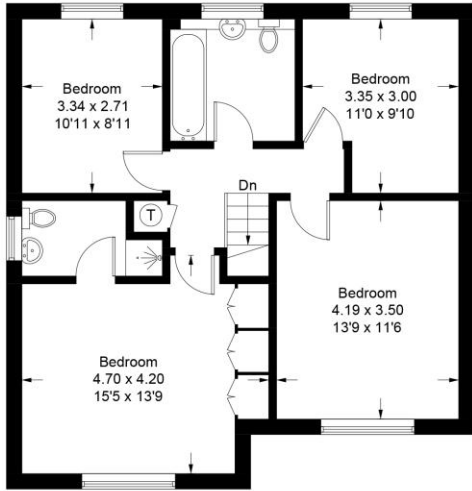
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

82 Sunningdale

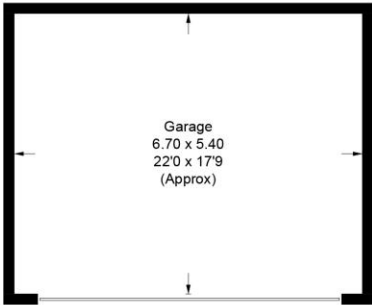
Approximate Gross Internal Area
Ground Floor = 75.6 sq m / 814 sq ft
First Floor = 69.0 sq m / 743 sq ft
Garage = 36.2 sq m / 390 sq ft
Total = 180.8 sq m / 1947 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Oaks, 82 Sunningdale, Grantham, Lincolnshire, NG31

£400,000 Freehold

Guide Price - £400,000 - £420,000

Winkworth are delighted to bring to the market this impressive four bedroom detached home on the popular Sunningdale estate. The current owners have made many improvements to the property, to include a large living kitchen.



DESCRIPTION

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The accommodation comprises an entrance hallway, 21ft kitchen/dining room, sitting room, home office/family room, utility and cloakroom to the ground floor. On the first floor, there are four double bedrooms, an en-suite to the master bedroom and a family bathroom. Outside, there is a block paved driveway, with parking for several cars, detached double garage, lawn to the front and rear, patio areas and a wooden pergola.

Grantham Town amenities include supermarkets, shops, pubs, restaurants, good primary schools and Grammar secondary schools, London mainline train and close to the A1 for commuters.

Early viewing is highly recommended.

EPC - C

ACCOMMODATION

Entrance Hall - with understairs cupboard and radiator.



Sitting Room - 17'3" x 12'8" (5.26m x 3.86m) with front aspect bay window, feature fire and two radiators.

Kitchen/diner - 12'5" x 11' (3.78m x 3.35m) with rear aspect window, rear aspect double patio doors to the garden, a range of fitted wall and base units, oven, induction hob, integrated wine fridge, wall radiator and hard flooring.

Home office/family room - 16'1" x 7'9" (4.9m x 2.36m) with front aspect window and radiator.

Utility Room - with rear aspect window, side aspect door to the garden, fitted base units, integrated washing machine and integrated dishwasher, radiator and hard flooring.

Cloakroom - with side aspect window, low level WC, wash hand basin with vanity unit, radiator and hard flooring.

Stairs/landing - with airing cupboard.

Bedroom 1 - 15'5" x 13'9" (4.7m x 4.2m) with front aspect window, fitted wardrobes, radiator and wooden flooring.

En-suite - with side aspect window, low level WC, wash hand basin, walk-in shower, extractor fan, radiator and wooden flooring.

Bedroom 2 - 13'9" x 11'6" (4.2m x 3.5m) with front aspect window and radiator.

Bedroom 3 - 11' x 9'10" (3.35m x 3m) with rear aspect window and radiator.

Bedroom 4 - 10'11" x 8'11" (3.33m x 2.72m) with rear aspect window and radiator.

Bathroom - with rear aspect window, panel bath, low level WC, wash hand basin, extractor fan and towel radiator.

Garage - 22' x 17'9" (6.7m x 5.4m) with electric up and over door and power.

Outside - to the front of the property, there is a block paved driveway, suitable for multiple cars, lawn to the front and rear, raised patio area with wooden pergola to the rear and an electric car charger at the front door.

TENURE

Freehold

COUNCIL TAX BAND

D