

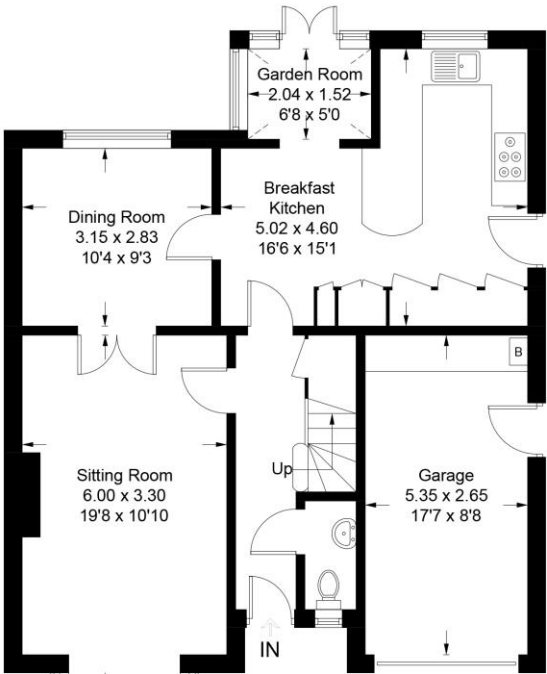
Man, Langford Gardens, Grantham,
Lincolnshire

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.

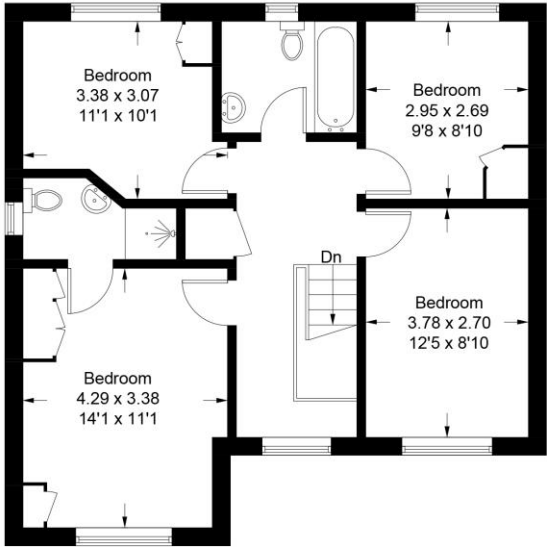
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

35 Langford Gardens

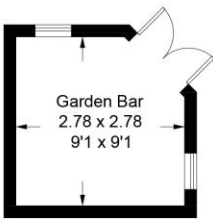
Approximate Gross Internal Area
Ground Floor = 62.8 sq m / 676 sq ft
First Floor = 62.7sq m / 675 sq ft
Garage / Outbuilding = 21.8 sq m / 235 sq ft
Total = 147.3 sq m / 1586 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)
Outbuilding

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.



Man, 35 Langford Gardens, Grantham, Lincolnshire, NG31 8DW

£400,000 Freehold

Guide Price - £400,000 - £420,000

Winkworth are delighted to bring to the market this well presented four bedroom detached property on the sought after location of Langford Gardens.



Sitting Room - 19'8" x 10'10" (6m x 3.3m) with front aspect bay window, feature fireplace and two radiators.

Dining Room - 10'4" x 9'3" (3.15m x 2.82m) with rear aspect window and radiator.

Breakfast Kitchen - 16'6" x 15'1" (5.03m x 4.6m) with rear aspect window, a range of fitted wall and base units, breakfast bar, granite worksurfaces, two radiators and tiled flooring.

Garden Room - 6'8" x 5' (2.03m x 1.52m) with double patio doors to the garden, radiator and tiled flooring.



Stairs and landing - with airing cupboard.

Bedroom 1 - 14'1" x 11'1" (4.3m x 3.38m) with front aspect window, a range of fitted wardrobes and radiator.

En-suite - with side aspect window, low level WC, wash hand basin with fitted vanity unit, walk-in shower, extractor fan, towel radiator and tiled flooring.

Bed 2 - 12'5" x 8'10" (3.78m x 2.7m) with front aspect window, fitted wardrobes and radiator.



Bed 3 - 11'1" x 10'1" (3.38m x 3.07m) with rear aspect window, fitted wardrobe and radiator.

Bed 4 - 9'8" x 8'10" (2.95m x 2.7m) with rear aspect window, fitted wardrobe and radiator.

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

Garage - 17'7" x 8'8" (5.36m x 2.64m) with front up and over door, side access door and power.



Garden Bar - 9'1" x 9'1" (2.77m x 2.77m) with two side windows, double entrance door, fitted units, wall fitted electric heater and insulated hard flooring.

Outside - To the front of the property, there is a double driveway, lawn to the front, lawn and patio to the enclosed rear garden.

The accommodation comprises an entrance hallway, 19ft sitting room, large breakfast kitchen with garden room, dining room and cloakroom to the ground floor. On the first floor, there are four bedrooms, with an en-suite to the master bedroom and a family bathroom. Outside, there is a double driveway, lawn to the front, lawn and patio to the rear and a garden studio/bar. The property also has a single garage.

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, radiator and wooden flooring.

Cloakroom - with front aspect window, low level WC, wash hand basin with vanity unit, towel radiator and tiled flooring.

TENURE

Freehold

COUNCIL TAX BAND

D

