



Garden Close
Grantham

MOUNT & MINSTER



Garden Close

Grantham

A light and spacious home located on this highly desirable development with tasteful, contemporary accommodation from top to bottom.

- Detached Residence
 - Lounge
 - Kitchen Diner
 - Four Bedrooms
 - Two Bathrooms
- Exclusive Development
 - Private Parking
 - Single Garage
 - Tasteful Living
- London Kings' Cross: 1hr



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DESCRIPTION

Set in a prominent position in the heart of Garden Close, a recently established premium development of higher-value family homes, this splendid property enjoys refined living spread over three floors. Accommodation briefly includes an open-plan kitchen diner with kitchen island and French doors opening out onto the patio, a spacious lounge, three bedrooms and a family bathroom to the first floor, as well as a master suite to the second floor.

OUTSIDE

The property is approached onto a paved driveway with private parking for multiple vehicles. A vehicular access is accessible from the front of the garage, with an additional pedestrian door to the side elevation. There is a small lawned area to the front, with a larger rear garden which is predominately laid to lawn with a large patio area providing ample space for outdoor entertaining and/or dining.

LOCATION

Grantham benefits from a fast and reliable rail service into London Kings Cross (1 hour). The town has its own multiplex cinema and already benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa.

Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets.

SCHOOLS

Grantham is well-regarded for the quality of its local schools, which regularly achieve some of the best academic results in the area. Both community and independent schools are available for children of all ages, and the town's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, are in particularly high demand.





SERVICES

The property is centrally heated throughout with mains gas, water, drainage and electricity.

ENERGY PERFORMANCE

Rating: B

COUNCIL TAX

Band: D

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

By prior arrangement with the Agents: 01476 851400

ADDITIONAL INFORMATION

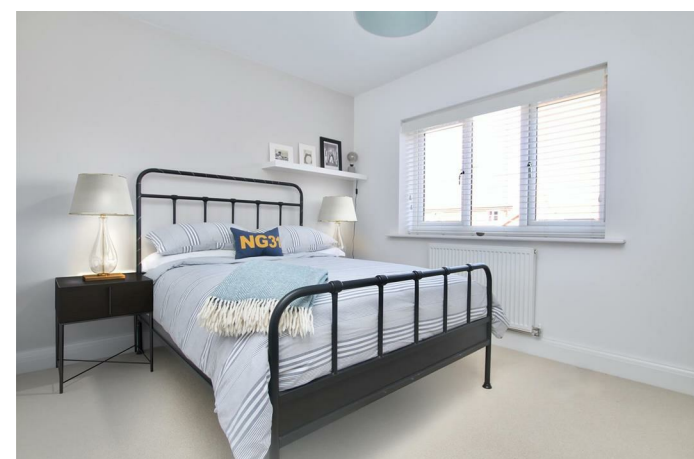
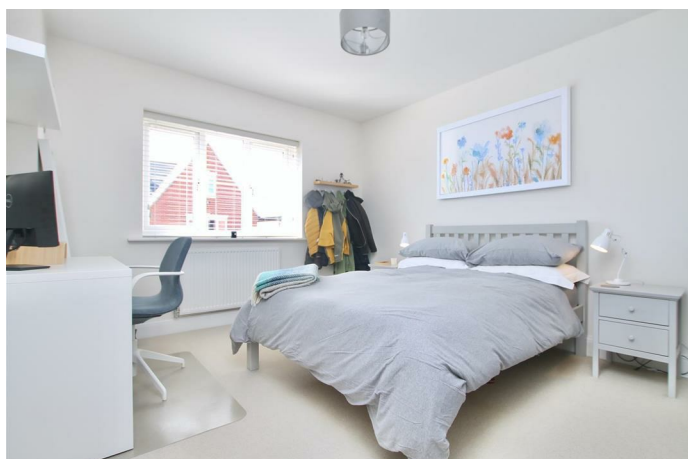
For further information, please contact Mount & Minster, Grantham:

T: 01476 851400

@: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Garden Close, Grantham



Approx. Gross Internal Floor Area 1633 sq. ft / 151.60 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



