Pygott & Crone

8 Westerdale Road

Grantham, Lincolnshire, NG31 8EL

£270,000

3 Bedroom Semi-Detached House

- Freehold
- Popular Estate Location
- Extended Semi Detached House
- 3 Bedrooms
- Open Plan & Beautifully Well Maintained Accommodation
- Re-fitted Kitchen with Granite worktops
- Bathroom & WC
- Block Paved Driveway
- Front & Rear Garden
- EPC Rating - D, Council Tax Band - C

Click here to access the Energy Performance Certificate for 8 Westerdale Road, Grantham, Lincolnshire, NG31 8EL

Overview

An impressive extended Fosters-built semi-detached home, positioned in a highly convenient location on the sought-after Manthorpe Estate, backing directly onto Running Furrows and enjoying a high degree of privacy.

Beautifully upgraded throughout, this superb home has been thoughtfully improved to create a spacious and versatile layout, ideal for modern family living. The standout feature is the substantial vaulted extension to the rear, forming a superb open-plan living and dining space filled with natural light and opening directly onto the garden, creating a seamless indoor-outdoor feel.

The kitchen is stylishly finished with granite work surfaces and quality fitted units, designed with both practicality and entertaining in mind. A useful utility/WC completes the ground floor accommodation, with the added benefit of plumbing in place should a purchaser wish to reinstate a shower if desired. The home also benefits from partial underfloor heating, adding to the comfort and quality of the finish.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, together with a modern refitted family bathroom.

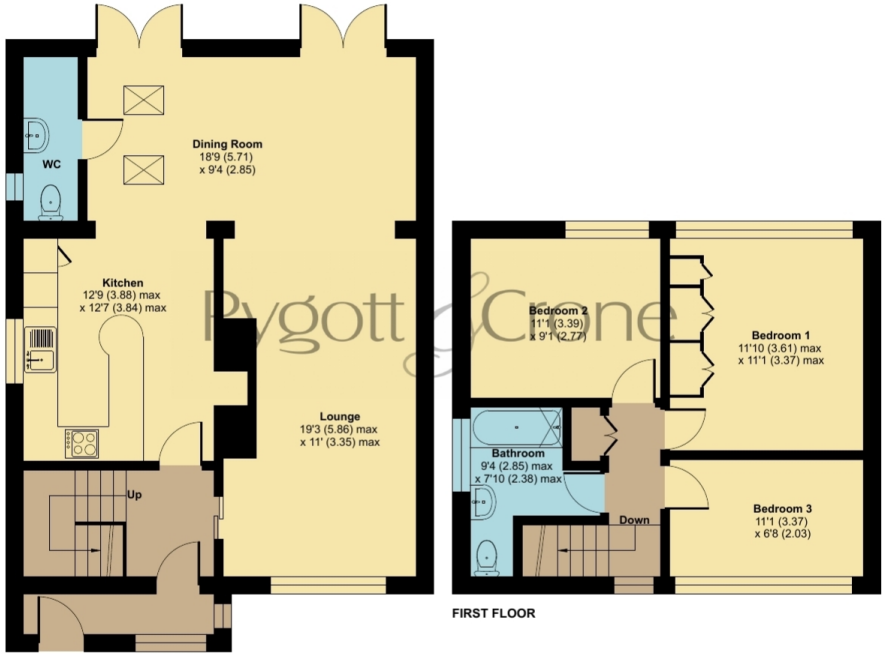
Externally, the property offers excellent kerb appeal with a block-paved driveway providing parking for two vehicles. Gated side access leads to a generous rear garden which enjoys a west-facing aspect, making the most of afternoon and evening sun. The garden is a particular feature, being private and not overlooked from the rear, and includes a full-width patio, lawned area, established borders and shrubs, along with a summerhouse and children's play area.

The property is located within easy reach of Grantham town centre, which offers a wide range of amenities including shops, supermarkets, primary and secondary schools (including both grammar schools), restaurants, bars, cafés, a cinema, healthcare services and a train station with direct high-speed links to London King’s Cross in around an hour, making it ideal for commuters. This is a superb opportunity to acquire a ready-to-move-into family home in a highly desirable residential location, within walking distance of Wyndham Park and well-regarded local schooling. Early viewing is highly recommended.

Westerdale Road, Grantham, NG31

Approximate Area = 1124 sq ft / 104.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Pygott & Crone. REF: 1479482

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Location

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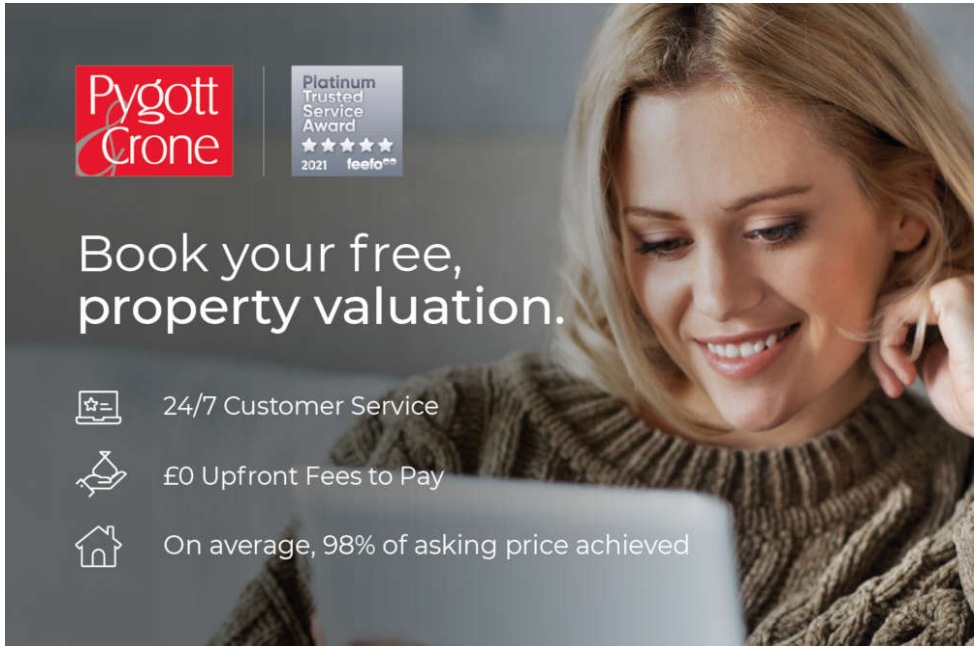
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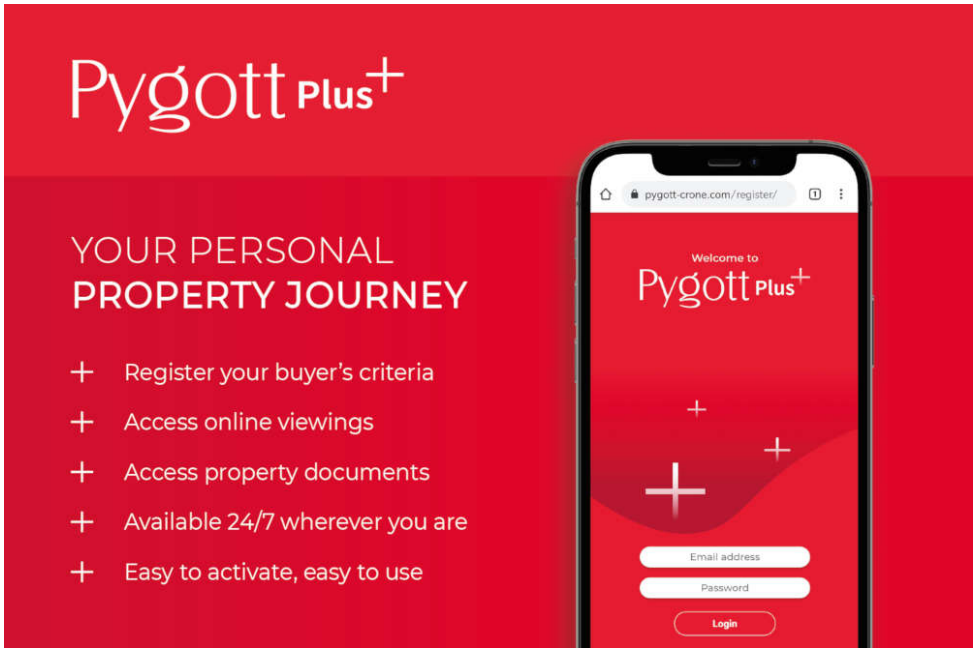
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