



44 Ascot Drive, Grantham
Grantham

Guide Price **£185,000**

DavidGrace





44 Ascot Drive

Grantham, Grantham

Beautiful 2-bed semi on sought-after Sunningdale Estate. Newly decorated with new carpets, spacious lounge, kitchen & garden. Turn-key home ideal for first-time buyers or buy to let investors.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain
- Sought-After Sunningdale Location
- Perfect for First Time Buyers or Buy to Let Investors
- Bright and Airy Lounge- Perfect for Entertaining
- Large Kitchen with Dining Area
- 2 Spacious Double Bedrooms
- Modern Family Bathroom
- Newly Decorated Throughout
- New Carpets in Lounge, Stairs and Landing
- EPC - C

DavidGrace

**Entrance Hall**

3' 7" x 3' 11" (1.10m x 1.20m)

Lounge

13' 9" x 13' 1" (4.20m x 4.00m)

Kitchen

13' 9" x 9' 2" (4.20m x 2.80m)

Bedroom 1

10' 6" x 10' 2" (3.20m x 3.10m)

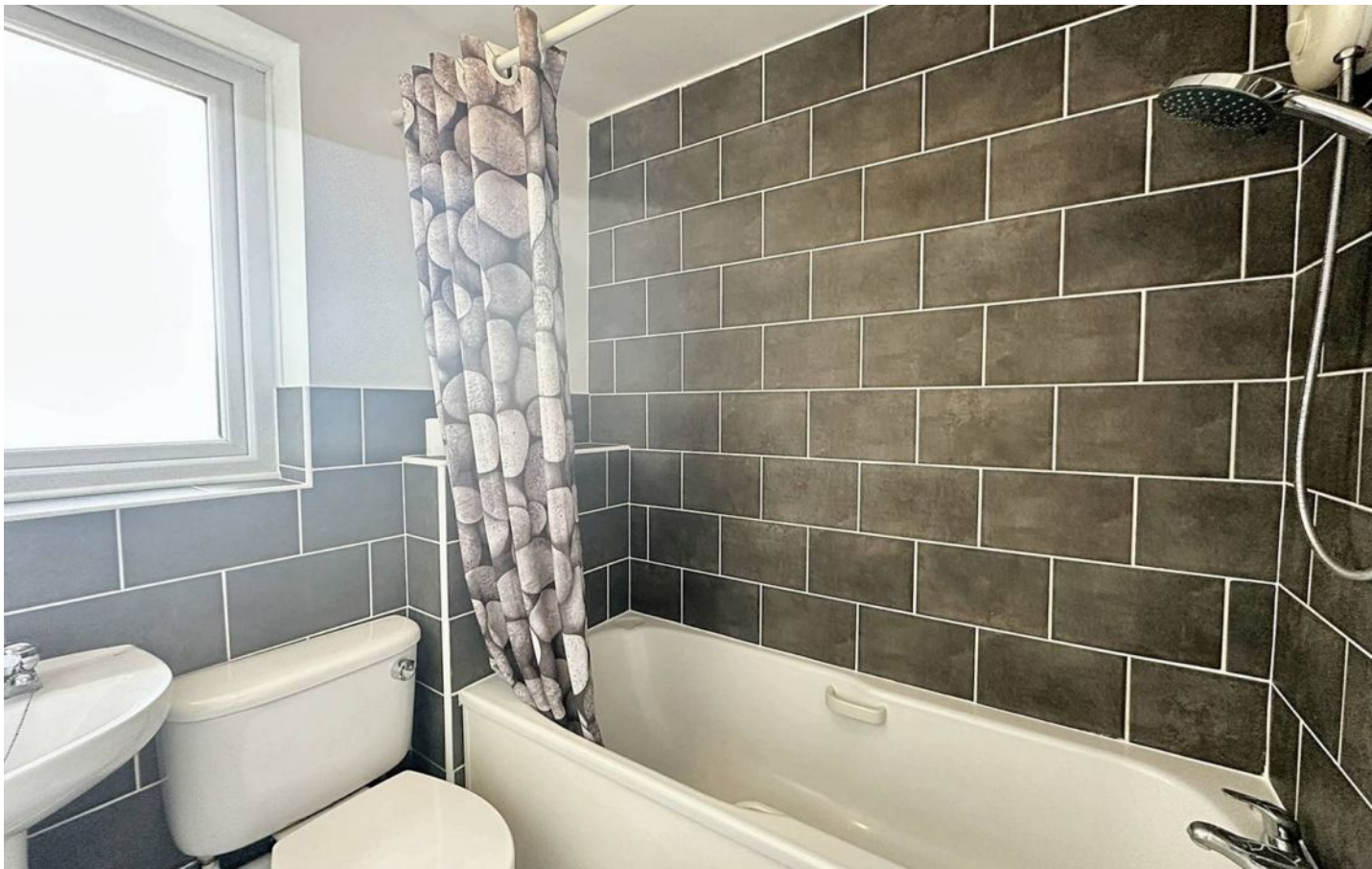
Bedroom 2

11' 10" x 7' 3" (3.60m x 2.20m)

Bathroom

6' 7" x 6' 3" (2.00m x 1.90m)

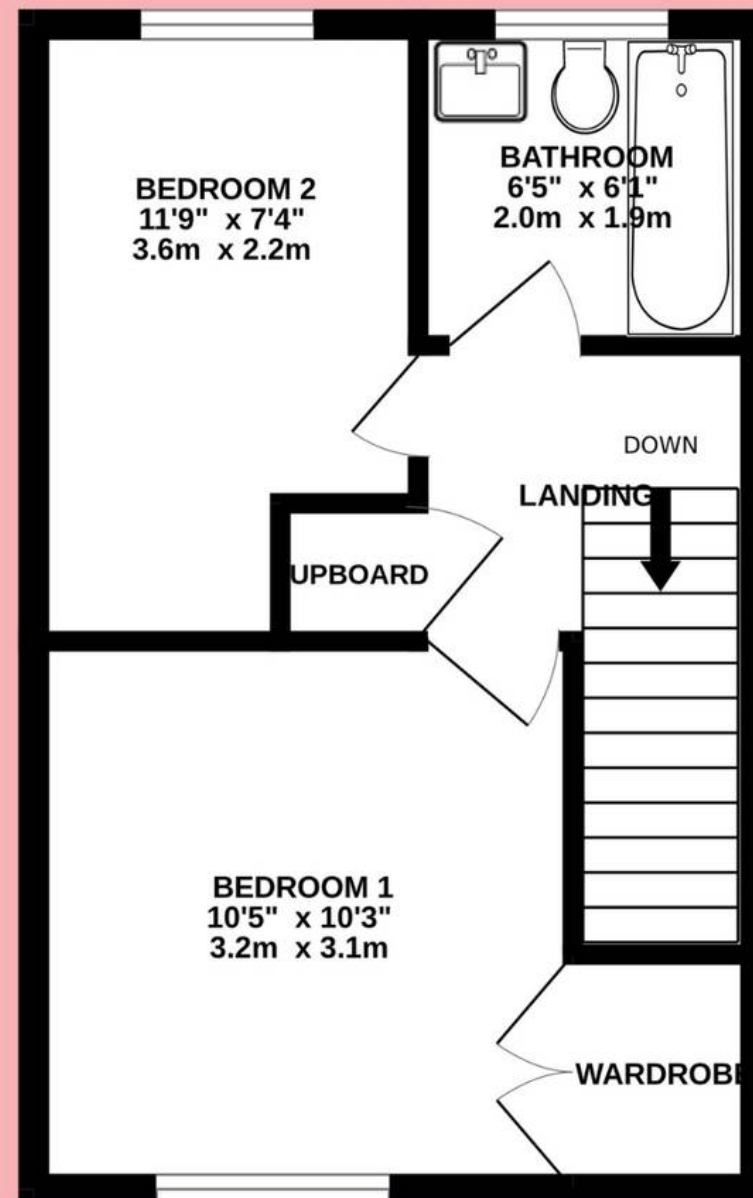
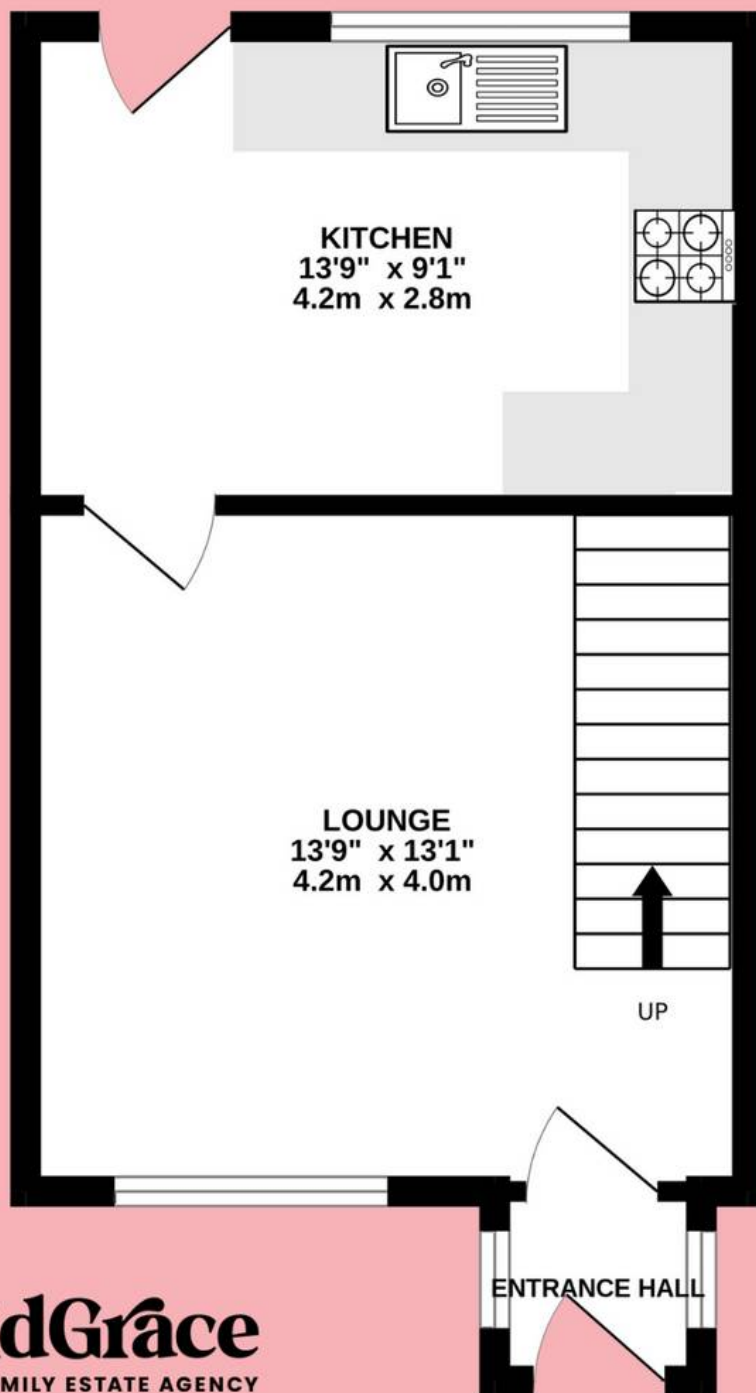




GARDEN

OFF STREET







David Grace Estate Agents

86a Westgate, Grantham - NG31 6LE

01476 833833 • sell@davidgrace.co.uk • www.davidgrace.co.uk

DavidGrace