



Connells

Kenilworth Road
Grantham



Property Description

A well presented three bedroom detached property occupying a prominent position within the ever popular residential location of Alma Park in Grantham. Internally, the property briefly comprises of an Entrance Porch, Lounge, Dining Room, Kitchen, Conservatory, First Floor Landing, Three Bedrooms and a Bathroom. Externally, the property has off road parking to the front which leads up to the single oversized detached garage, The rear garden is low maintenance being laid to lawn and fully enclosed to perimeters.

Entrance Porch

Lounge

13' 10" MAX x 17' 2" MAX (4.22m MAX x 5.23m MAX)

Kitchen

8' 5" MAX x 17' 2" MAX (2.57m MAX x 5.23m MAX)

Conservatory

9' x 7' (2.74m x 2.13m)

First Floor

Bedroom One

8' 10" x 12' (2.69m x 3.66m)

Bedroom Two

9' 7" x 8' 5" (2.92m x 2.57m)

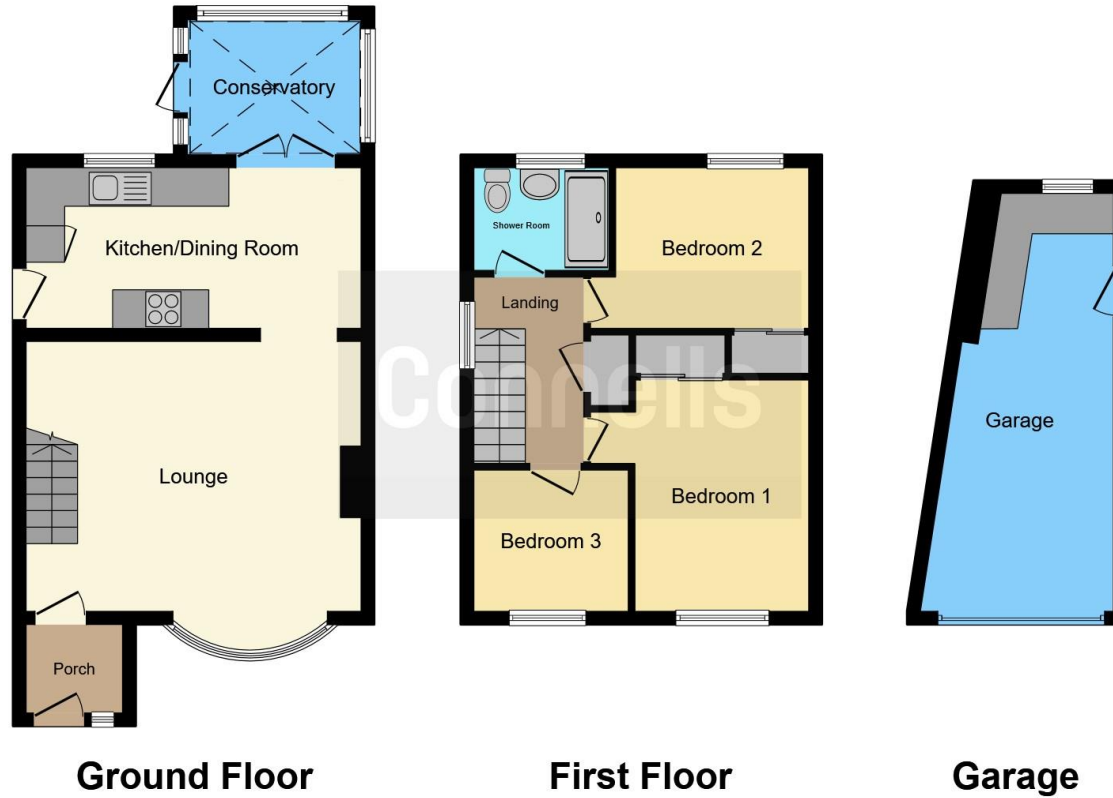
Bedroom Three

Bathroom









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/GRM308358



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GRM308358 - 0004