



**Connells**

Hillingford Way  
Grantham



### Property Description

Connells are delighted to offer to market this well presented and much improved three bedroom mid terrace home which is ideally positioned for access links and a wealth of amenities. Internally, the accommodation briefly comprises of an Entrance Hall, Open Plan Living Family Kitchen, First Floor Landing, Three Bedrooms and a Family Bathroom. Externally, the property has off road parking to the front aspect and a fully enclosed low maintenance rear garden. The property could equally suit a first time buyer, professional couple or buy to let investor and is being offered to market with NO ONWARD CHAIN!

### Ground Floor

#### Entrance Hall

#### Open plan living area

23' 4" x 12' 4" ( 7.11m x 3.76m )

## First Floor

### Bedroom One

13' 1" x 8' 8" ( 3.99m x 2.64m )

### Bedroom Two

11' 4" x 8' 7" ( 3.45m x 2.62m )

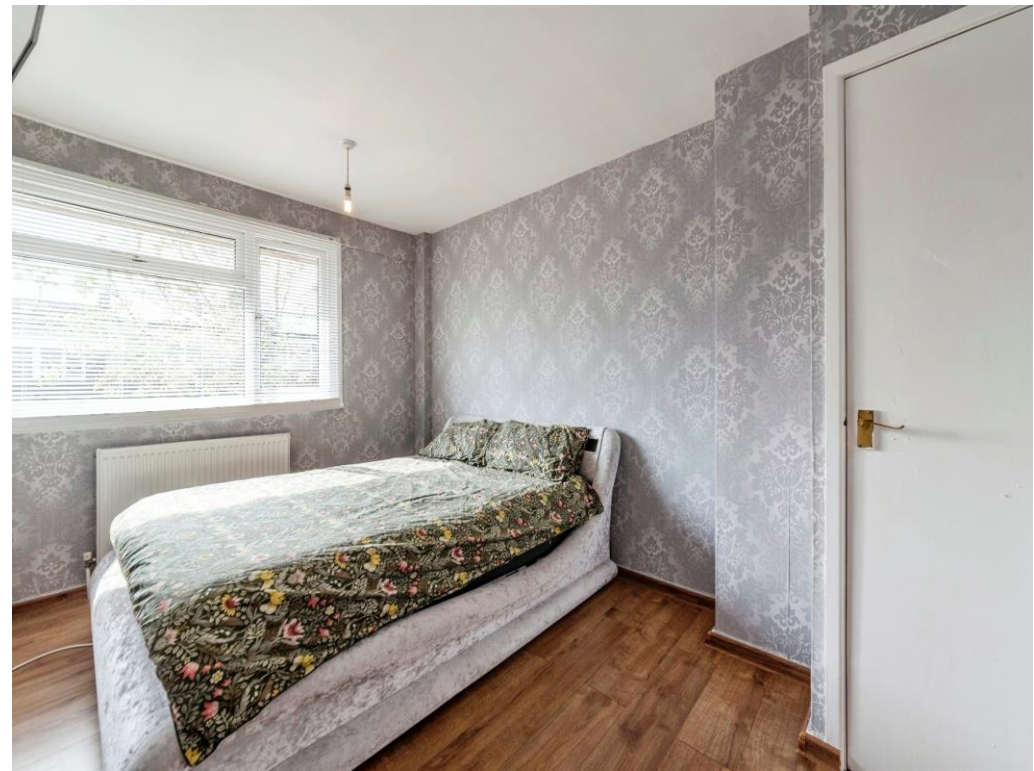
### Bedroom Three

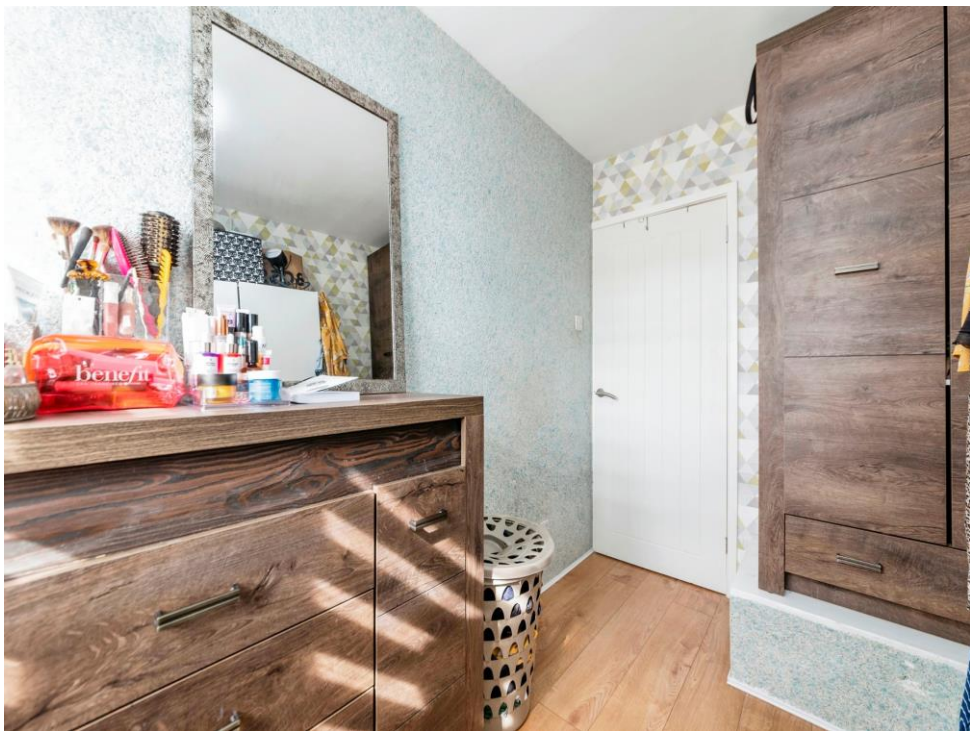
9' 4" x 6' 6" ( 2.84m x 1.98m )

### Bathroom

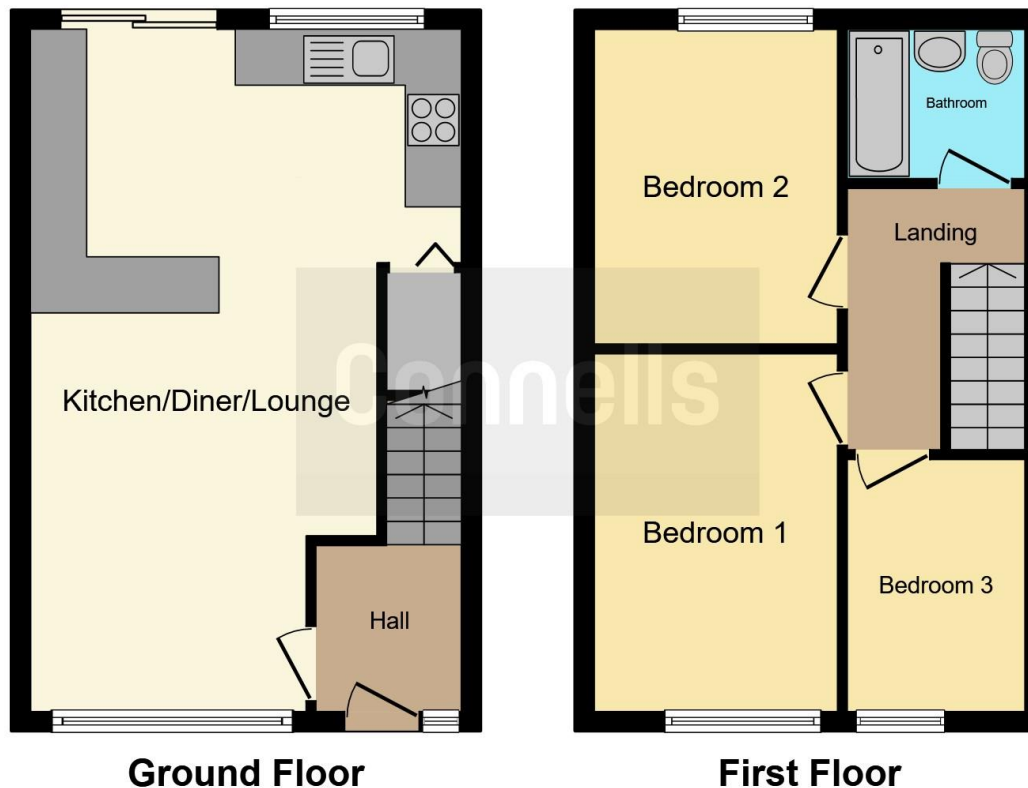
## Externally

### Rear Garden









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
 GRANTHAM NG31 6PR

**EPC Rating: D**

**view this property online [connells.co.uk/Property/GRM308454](http://connells.co.uk/Property/GRM308454)**

Tenure: Freehold



Awaiting Photograph

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.

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