



**Connells**

Kedleston Road  
Grantham





## Property Description

Connells are delighted to bring to the market this stunning two bedroom property situated in a sort after location in Grantham. With great access links to the A1 and close to local Amenities, this property is not to be missed. Internally this property comprises of the following: Kitchen, Downstairs Wc, Hallway, Lounge, Bathroom and two very good size Bedrooms. Externally this property comprises of a newly renovated rear garden which has been renovated to a high standard. Parking is to the rear of the property with an allocated parking space.

Close to local amenities and within a ten minute walking distance of the train station, this property is not to be missed

## Ground Floor

### Entrance Hall

### Cloakroom

### Kitchen

10' 5" x 5' 9" ( 3.17m x 1.75m )

### Lounge / Diner

13' 4" x 12' 4" ( 4.06m x 3.76m )

## First Floor

### Landing

### Bedroom One

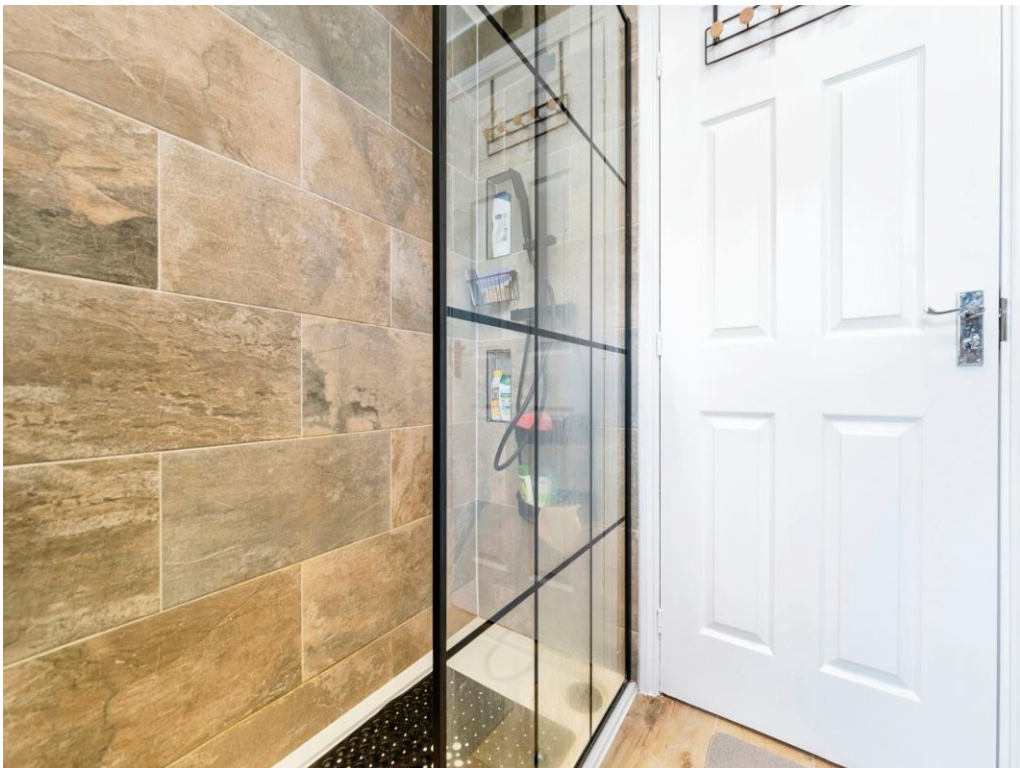
9' 5" x 6' 2" ( 2.87m x 1.88m )

### Bedroom Two

12' 6" x 11' ( 3.81m x 3.35m )

## Externally

### Rear Garden



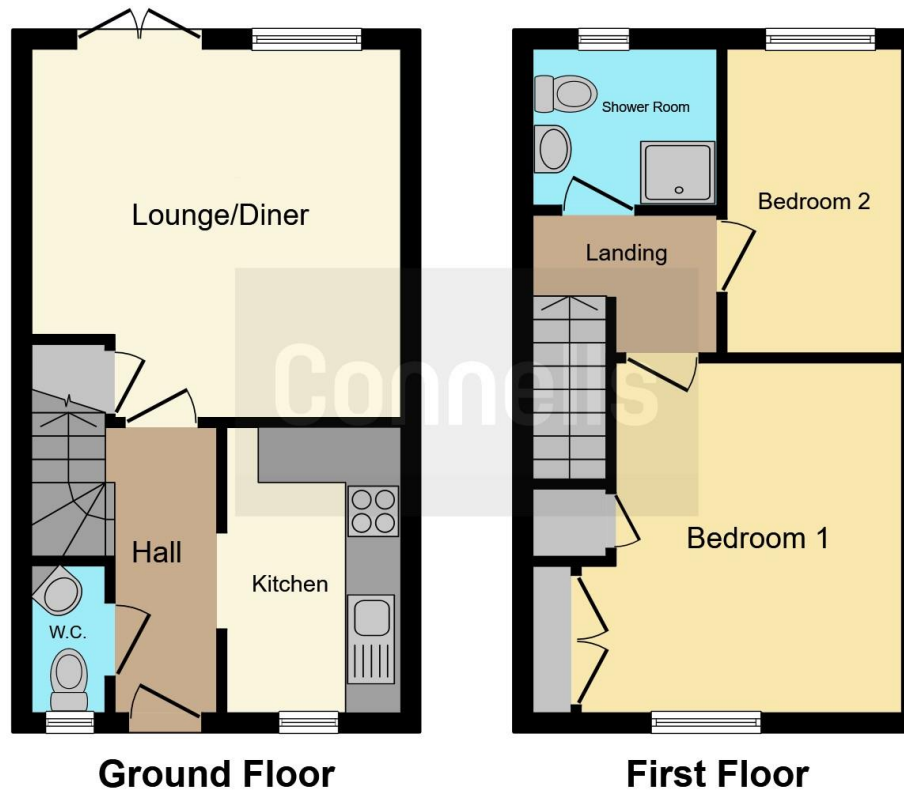












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

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**EPC Rating: Awaiting**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM308507](http://connells.co.uk/Property/GRM308507)**



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