



Connells

Hudson Way  
Grantham



Hudson Way  
Grantham NG31 7BX

for sale offers in excess of  
**£240,000**



### Property Description

Connells are delighted to bring to the market this Three bedroom corner property situated in a popular location of Grantham. Offering ample space throughout this property is not to be missed. This property internally comprises of an entrance hall, downstairs wc, kitchen diner, lounge, family bathroom and three bedrooms. The master bedroom offers an ensuite. Externally the property offers a very good size private garden and garage with a driveway.

#### Entrance Hall

5' 4" x 4' 4" ( 1.63m x 1.32m )

#### Lounge

14' 9" x 11' 9" ( 4.50m x 3.58m )

#### Kitchen / Dining Room

14' 8" x 10' 7" ( 4.47m x 3.23m )

#### Landing

#### Bedroom One

10' 7" x 8' 10" ( 3.23m x 2.69m )

#### En Suite

5' 10" x 4' 6" ( 1.78m x 1.37m )

#### Bedroom Two

11' 9" x 7' 8" ( 3.58m x 2.34m )

#### Bedroom Three

8' 7" x 6' 9" ( 2.62m x 2.06m )

#### Bathroom

7' 7" x 4' 11" ( 2.31m x 1.50m )



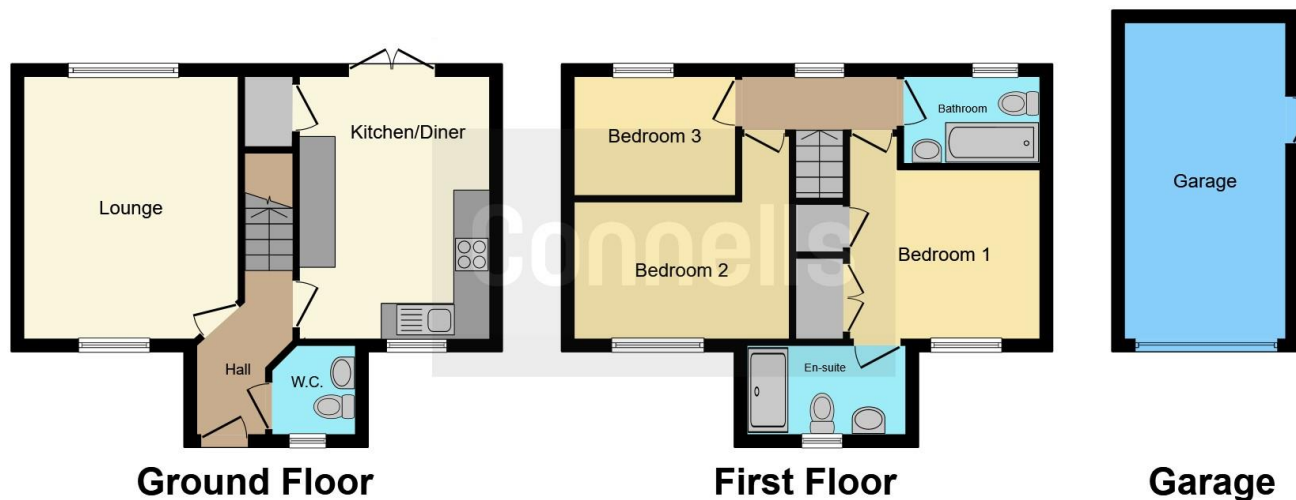












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM308697](http://connells.co.uk/Property/GRM308697)**



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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