



**Connells**

Springfield Road  
Grantham



## Property Description

Connells are delighted to bring to the market this very well presented two bedroom terraced property situated in the sort after area of Grantham. This property is within a short walking distance to the train station and town centre location. offering ample space throughout, this property is not to be missed. Internally the property comprises internally of Lounge, Hallway, Dining Room, Kitchen, Bathroom and two good size bedrooms.

### Entrance Hall

12' 4" x 5' 5" ( 3.76m x 1.65m )

### Lounge

12' 5" x 11' 10" ( 3.78m x 3.61m )

### Dining Room

12' 3" x 11' 10" ( 3.73m x 3.61m )

### Kitchen

9' 8" x 7' 3" ( 2.95m x 2.21m )

### Pantry

7' 2" x 3' ( 2.18m x 0.91m )

### Bedroom 1

13' 7" x 12' 3" ( 4.14m x 3.73m )

### Bedroom 2

18' 8" x 12' 2" ( 5.69m x 3.71m )

### Bathroom

9' 8" x 7' 3" ( 2.95m x 2.21m )









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**

Tenure: Freehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: GRM308651 - 0003