





Property Description

Connells are delighted to bring to the market this charming four bedroom townhouse with a driveway and garage. Upon entering, you are greeted by a hallway leading to the downstairs W.C, Study/bedroom four, spacious modern kitchen/ diner, ideal for relaxation and entertaining, To the first floor there is a lounge and the master bedroom with en-suite. To the second floor there is two well-sized bedrooms and a family bathroom. The property offers a low maintenance garden, perfect for entertaining and relaxation.



Ground Floor

Hall

With doors leading to the Study/ bedroom four, Kitchen/ Diner and downstairs w.c. Stairs leading to the first floor.

Study/ Bedroom Four

9' 1" x 5' 10" (2.77m x 1.78m)

With a window to the front.

Kitchen/ Diner

20' x 12' 10" (6.10m x 3.91m)

Downstairs W.C

First Floor

Landing

With doors leading to the lounge and bedroom one. Stairs leading to the second floor.

Lounge

12' 10" x 11' 7" (3.91m x 3.53m)

With windows two windows to the front.

Bedroom One

12' 10" x 10' 6" (3.91m x 3.20m)

With two windows to the rear and door to the en-suite.

En-Suite

7' x 5' 4" (2.13m x 1.63m)

With a shower, w.c and a hand wash basin.

Second Floor

Hall

With doors leading to bedroom two, bedroom three and a bathroom.

Bedroom Two

12' 10" x 11' 3" (3.91m x 3.43m)

With a window to the rear.

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

With a window to the side, bath, toilet and a hand wash basin.

Bedroom Three

12' 10" x 10' 10" (3.91m x 3.30m)

With a window to the front.

Outside

Garage

16' 4" x 9' 2" (4.98m x 2.79m)









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: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GRM308885



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: GRM308885 - 0003