



**Connells**

Chichester Close  
Grantham





### Property Description

Connells are delighted to bring to the market this two bedroom detached bungalow with a driveway and garage located in a very popular area of Grantham. This property comprises of entrance porch, lounge/ diner, kitchen/ breakfast room, conservatory, bathroom with a separate shower cubicle, two bedrooms with built in wardrobes. To the rear of the property there is a well maintained enclosed good sized rear garden. To the front of the property there is a driveway and garage. This home is in close walking distance to the historic Grantham Town Centre. Viewings are highly recommended!

This property is being sold with no onwards chain.



## Ground Floor

### Entrance Porch

Upvc double glazed door, Radiator, door leading to the lounge/ diner and a cupboard.

### Lounge/ Diner

21' 5" x 10' 5" ( 6.53m x 3.17m )

With a door leading to the hall, window to the front and two radiators.

### Hall

With doors leading to the lounge/ diner, kitchen/ breakfast room, bathroom, bedroom one and bedroom two, radiator, loft access.

### Kitchen/ Breakfast Room

10' 5" x 8' 11" ( 3.17m x 2.72m )

Window to the rear, space for free standing appliances, eye level cupboards & base cupboards, extractor over the cooker, door leading to conservatory.

### Conservatory

8' 7" x 7' 7" ( 2.62m x 2.31m )

With door leading to the rear garden, dwarf brick walls, upvc double glazed windows and doors, power points.

### Bedroom One

14' 10" x 9' 5" ( 4.52m x 2.87m )

With a upvc double glazed window to the front, radiator, built in wardrobe.

### Bedroom Two

9' 5" x 8' 11" ( 2.87m x 2.72m )

With a upvc double glazed window to the front, radiator, built in wardrobe.

### Bathroom

9' 9" x 6' 1" ( 2.97m x 1.85m )

With a window to the side, bath, separate shower cubicle, w.c, wash hand basin.

### Outside

### Garage

16' 4" x 8' 6" ( 4.98m x 2.59m )

Up and over door, door to the rear garden, window to the rear.

### Brick Built Boiler Room

With a Worcester combi boiler.

### Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."

### Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'













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 Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM308901](http://connells.co.uk/Property/GRM308901)**



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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