



**Connells**

Queensway  
Grantham





### Property Description

Connells are delighted to bring to the market this very well presented Three bedroom property with a driveway situated in the Alma Park area of Grantham. Offering Great space throughout this property is not to be missed. This property would be perfect for a family, first time buyers or investors. Internally the home comprises of entrance hall, lounge/ dining room, kitchen, conservatory, side storage room. To the first floor there is three good sized bedrooms, bathroom with a electric shower over the bath and a separate w.c. To the front of the property there is a low maintenance block paved driveway. To the rear of the house there is a good sized private rear garden, patio area, outbuilding. For more details and to book a viewing call today! Viewings are highly recommended.



## Ground Floor

### Entrance Hall

With doors leading to the lounge, kitchen, storage cupboard, radiator. Stairs leading to the first floor.

### Lounge

12' 11" x 12' 7" ( 3.94m x 3.84m )

With a upvc double glazed window to the front, radiator, access to the dining room.

### Dining Room

9' 5" x 9' 3" ( 2.87m x 2.82m )

With patio doors leading to the conservatory, access to the kitchen.

### Conservatory

18' 3" x 7' 4" ( 5.56m x 2.24m )

With windows to the rear, door leading to the rear, access to the storage room.

### Kitchen

9' 4" x 9' 3" ( 2.84m x 2.82m )

With a upvc double glazed window to the rear, door leading to the side storage room, high gloss units to the floor and base level, inset gas hob, inset oven, microwave, extractor fan, space and plumbing for washing machine, space for free standing fridge freezer.

### Storage Room

16' 5" x 4' 2" ( 5.00m x 1.27m )

With doors leading to the kitchen and conservatory.

## First Floor

### Landing

With doors leading to three bedrooms, w.c, bathroom. window to the side.

### Bedroom One

12' 7" x 10' 3" ( 3.84m x 3.12m )

UPVC double glazed window to the front, radiator, built in wardrobe.

### Bedroom Two

10' 11" x 9' 4" ( 3.33m x 2.84m )

UPVC double glazed window to the rear, radiator.

### Bedroom Three

8' 8" x 8' 1" ( 2.64m x 2.46m )

UPVC double glazed window to the front, radiator.

### W.C

With a window to the side.

### Bathroom

With a window to the rear, bath with shower over, hand wash basin, heated towel rail.

### Outside

### Two Brick Built Sheds

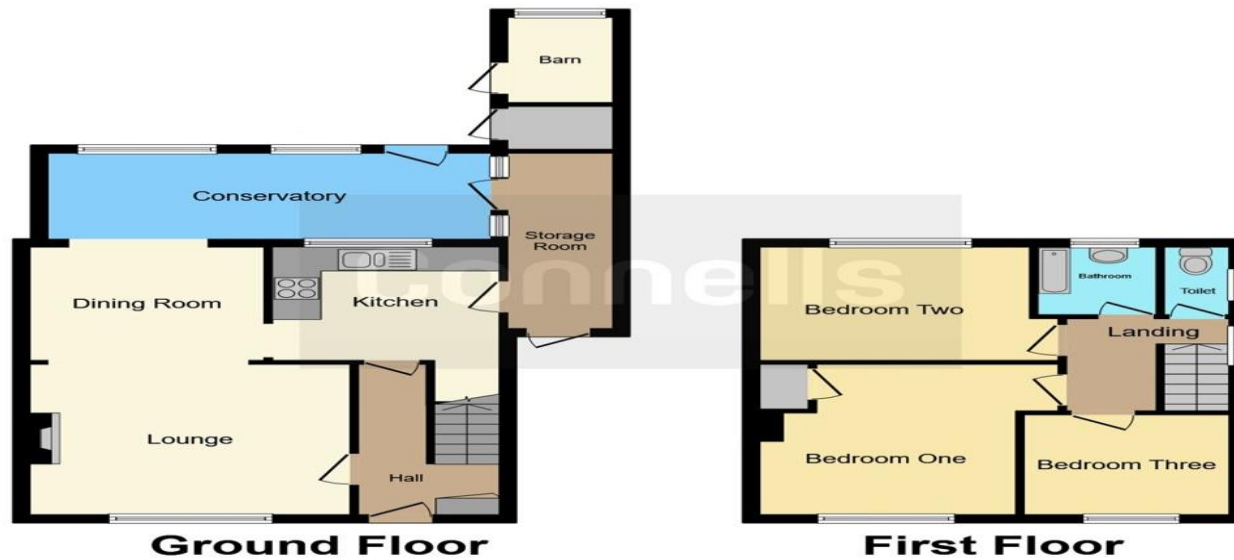












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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/GRM307614](http://connells.co.uk/Property/GRM307614)**



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