



Huntingtower Road
Grantham NG31 7AX

for sale offers in excess of
£200,000



Property Description

Connells are delighted to bring to the market this semi-detached property with off road parking in a great location. This property benefits from entrance porch, entrance hall, lounge, dining room, conservatory, kitchen. To the first floor there is three good sized bedrooms and a family bathroom. To the front of the property there is a gated driveway leading round to the rear garden. To the rear garden there is a patio area, grassed area and mature shrubs. For more details and to book a viewing, please call 01476 590050.



Ground Floor

Lounge

13' 1" x 12' 2" (3.99m x 3.71m)

Dining Room

12' 3" x 11' 7" (3.73m x 3.53m)

Kitchen

12' 10" x 7' 5" (3.91m x 2.26m)

Conservatory

9' 1" x 7' 3" (2.77m x 2.21m)

Landing

Bedroom One

12' 2" x 11' 7" (3.71m x 3.53m)

Bedroom Two

12' 2" x 11' 7" (3.71m x 3.53m)

Bedroom Three

8' 4" x 7' 5" (2.54m x 2.26m)

Bathroom

7' 6" x 6' 5" (2.29m x 1.96m)

Agent Note

The title is pending first registration at Land Registry. Your legal representative can advise.









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: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GRM308941



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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