



**Connells**

Tissington Road  
Grantham



Tissington Road  
Grantham NG31 7FP

for sale offers in excess of  
**£160,000**



### Property Description

Connells are delighted to bring to the market this stunning, well presented two bedroom coach house with parking and garage. The property comprises of entrance hall, hallway, two good sized bedrooms, open plan living room / kitchen / diner and a four piece bathroom suite. To the front of the property there is off road parking for multiple cars. This home has been decorated to a high standard! Exceptional transportation links from Grantham, with direct rail services to London King's Cross in just over an hour also access to the A1 and A52.

Early viewings are highly recommended to fully appreciate this stunning property.



## Ground Floor

### Entrance Hall

With stairs leading to the first floor and a radiator.

### Hallway

With doors leading to the open plan diner / kitchen / living room, storage cupboard and two good sized bedrooms.

### Open Plan Living Area /Kitchen

18' 3" x 16' 8" ( 5.56m x 5.08m )

Beautiful open plan living area and kitchen with a window to the rear, upvc double glazed french doors to the front leading to a Juliet balcony and two velux skylight windows.

Kitchen area features a centre island with a gas hob and extractor hood above, high gloss units with granite worktops. Built in double electric SMEG oven and microwave. Ceramic sink and drainer, space for free standing appliances.

### Bedroom One

12' 2" x 10' 2" ( 3.71m x 3.10m )

With upvc double glazed window to the front, door leading to the bathroom, storage cupboard and carpet flooring.

### Bathroom

Velux skylight window, heated towel rail, free standing bath with free standing taps, shower area with shower above, low level w.c, wash hand basin with vanity cabinet above. Stunning tiles to the floor and walls with built

in shelves as a feature.

### Bedroom Two

8' 9" x 8' 5" ( 2.67m x 2.57m )

With velux skylight window, carpet and fitted high gloss cupboards.

### Outside

### Garage

Electric roller door, lighting, power points, tiled floor and central heated.





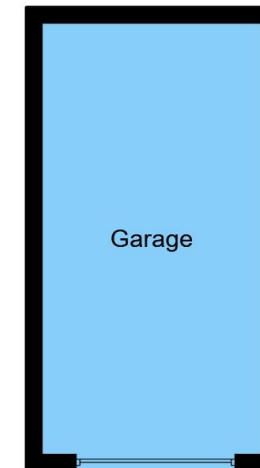








**Floor Plan**



**Garage**

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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2 Watergate  
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EPC Rating: Council Tax  
 Awaited Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM307293](http://connells.co.uk/Property/GRM307293)**



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