



**Connells**

Oakleigh Road  
Grantham



Oakleigh Road  
Grantham NG31 7NN

for sale  
**£140,000**



### Property Description

This well-presented three bedroom mid-terrace home has parking for two cars on the front, a kitchen/diner, lounge, two double bedrooms, a single bedroom, a family bathroom and a pleasant rear garden

Located within close proximity to Grantham town centre with a wide range of local amenities including; schools, shops, supermarkets, pubs and restaurants. Public transport is well catered for with good access to the A1 North & South and Grantham railway station linking the town with London Kings Cross within just under an hour.



## Ground Floor

### Entrance

To the entrance of the property you have a double glazed front door leading in to the hallway.

### Lounge

15' 5" x 11' 6" ( 4.70m x 3.51m )

The lounge is a great family space with a double glazed window to the front elevation and French doors leading out to the rear of the property.

### Kitchen / Diner

15' 5" x 9' 2" ( 4.70m x 2.79m )

The kitchen comprises of a double glazed window to the rear elevation and a door leading out to the rear of the property. Fitted kitchen with both wall and base units, work surfaces and a storage cupboard.

### Bathroom

The bathroom is located on the ground floor and comprises of a double glazed window to the front elevation, W/C and a wash hand basin.

## First Floor

### Bedroom One

16' 5" x 11' 6" ( 5.00m x 3.51m )

### Bedroom Two

15' 5" x 9' ( 4.70m x 2.74m )

Bedroom two is a good size double and comprises of a double glazed window to the front elevation.

### Bedroom Three

9' 2" x 7' 1" ( 2.79m x 2.16m )

Bedroom three comprises of a double glazed window to the rear elevation.

## Externally

### Front Of The Property

The front of the property is well maintained and welcoming, with a graveled frontage, established trees and bushes.

### Rear Of The Property

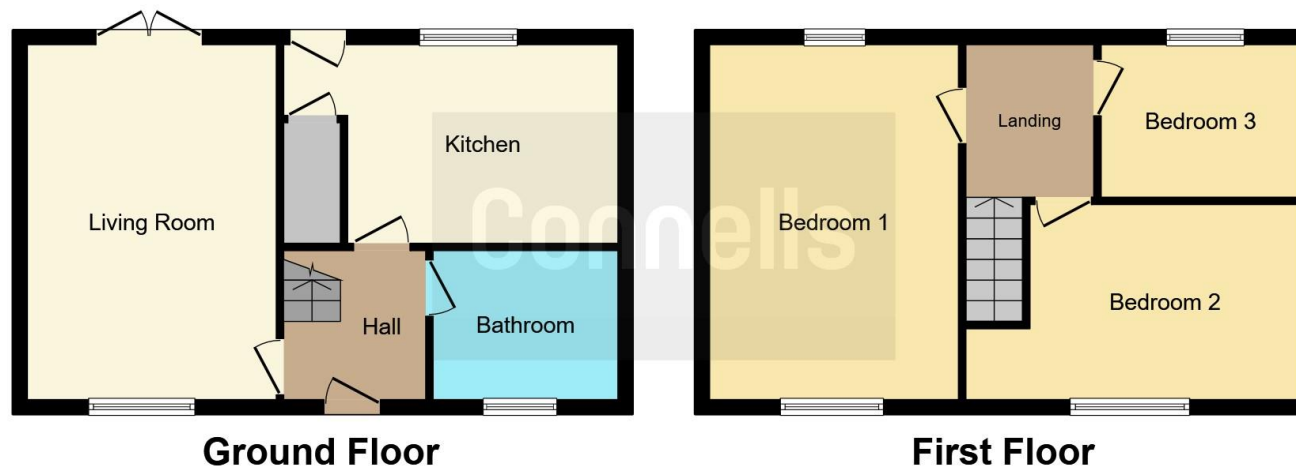
To the rear of the property is a great size rear garden, mainly laid to lawn, with established trees, bushes and shrubbery. A fenced perimeter to ensure privacy and a great decking area ideal for garden furniture and entertaining space.











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

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
 GRANTHAM NG31 6PR

EPC Rating: E Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309038](https://www.connells.co.uk/Property/GRM309038)**



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