







## Property Description

Connells are delighted to bring to the market this two bedroom detached bungalow with a driveway in a sought after area. This property comprises of entrance hall, living room, kitchen / breakfast room, bathroom and two good sized bedrooms. Externally the property has a driveway to the front. To the rear of the garden there is a low maintenance garden. This property is being sold with no onwards chain. To AVOID disappointment early viewing is recommended.

## Agents Note

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

## Ground Floor

### Entrance Hall

With doors leading to the living room, kitchen, bathroom, storage cupboard and two bedrooms

### Living Room

With upvc double glazed french doors leading to the rear garden, radiator.

### Bathroom

With upvc double glazed window to the side, bath, wash hand basin and a low level w.c.

### Kitchen / Breakfast Room

With upvc double glazed windows to the side and rear, radiator.

### Bedroom One

Upvc double glazed window to the front, radiator.

### Bedroom Two

Upvc double glazed window to the front, radiator.















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  
 GRANTHAM NG31 6PR

EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM308957](http://connells.co.uk/Property/GRM308957)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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