



Connells

Valley Road
GRANTHAM



Property Description

Connells are delighted to bring to the market this three bedroom Semi-detached property with a garage / office.

Internally this property offers a entrance hall, lounge, dining room, kitchen , garage / office. To the first there is three good sized bedrooms and the family bathroom. To the front of the property there is a driveway leading to the garage / office. To the rear of the property there is an enclosed garden with mature trees, awned area and a patio area.

This property is being sold with no onwards chain. For more details call Connells today 01476590050.

Ground Floor

Entrance Hall

With Upvc double glazed window to the front, door leading to the lounge, stairs leading to the first floor.

Lounge

15' 6" x 10' 9" (4.72m x 3.28m)

With Upvc double glazed window to the front, radiator, laminate flooring, feature fire place, arch leading to the dining room.

Dining Room

14' 1" x 9' 2" (4.29m x 2.79m)

With Upvc double glazed window to the rear, radiator, laminate flooring arch leading to the

kitchen.

Kitchen

12' 6" x 6' 6" (3.81m x 1.98m)

With Upvc double glazed window to the side and rear, door leading to the inner hall, white base and eye level units, space for free standing appliances.

Inner Hall

With doors leading to the side and rear garden, door leading to the garage / office.

Garage / Office

15' 3" x 8' 2" (4.65m x 2.49m)

With Upvc double glazed window to the rear. laminate flooring.

First Floor

Landing

With Upvc double glazed window to the side, doors leading to three bedrooms and the family bathroom.

Bedroom One

12' 7" x 7' 9" (3.84m x 2.36m)

With Upvc double glazed window to the front, radiator, carpet.

Bedroom Two

12' 2" x 7' 9" (3.71m x 2.36m)

With Upvc double glazed window to the rear, carpet, radiator, built in wardrobe with mirror sliding doors.

Bedroom Three

9' 6" x 5' 10" (2.90m x 1.78m)

With Upvc double glazed window to the front, carpet, radiator, built in storage cupboard.

Bathroom

With Upvc double glazed window to the rear, tiled walls, bath with shower above, wash hand basin, low level w.c.









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

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GRM308948



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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