



**Connells**

Alexandra Road  
Grantham



## Property Description

Connells are delighted to bring to the market this two bedroom home in a sought after location of Grantham close to local amenities and great transport links.

This home comprises of living room, dining room, kitchen. To the first floor you will find two double bedrooms and the family bathroom.

To the rear of the property you will find an enclosed low maintenance garden.

This property would be great for a first time buyer or an investor. Early viewing is recommended! For more details call today.

## Ground Floor

### Lounge

11' 6" x 11' 5" ( 3.51m x 3.48m )

With uPVC double glazed window to the front, Front door leading to the front of the property, door leading to the hallway, radiator, laminate flooring, feature fire place.

### Hallway

With doors leading to the lounge, dining room, stairs leading to the first floor.

### Dining Room

11' 6" x 11' 4" ( 3.51m x 3.45m )

With uPVC double glazed window to rear, laminate flooring, radiator, access to the

kitchen

### Kitchen

9' 3" x 6' 6" ( 2.82m x 1.98m )

With uPVC double glazed window to rear, door leading to the rear.

### First Floor

### Landing

With doors leading to two double bedrooms, carpet.

### Bedroom One

11' 6" x 11' 5" ( 3.51m x 3.48m )

With uPVC double glazed window to the front, feature fire place, radiator.

### Bedroom Two

11' 6" x 11' 4" ( 3.51m x 3.45m )

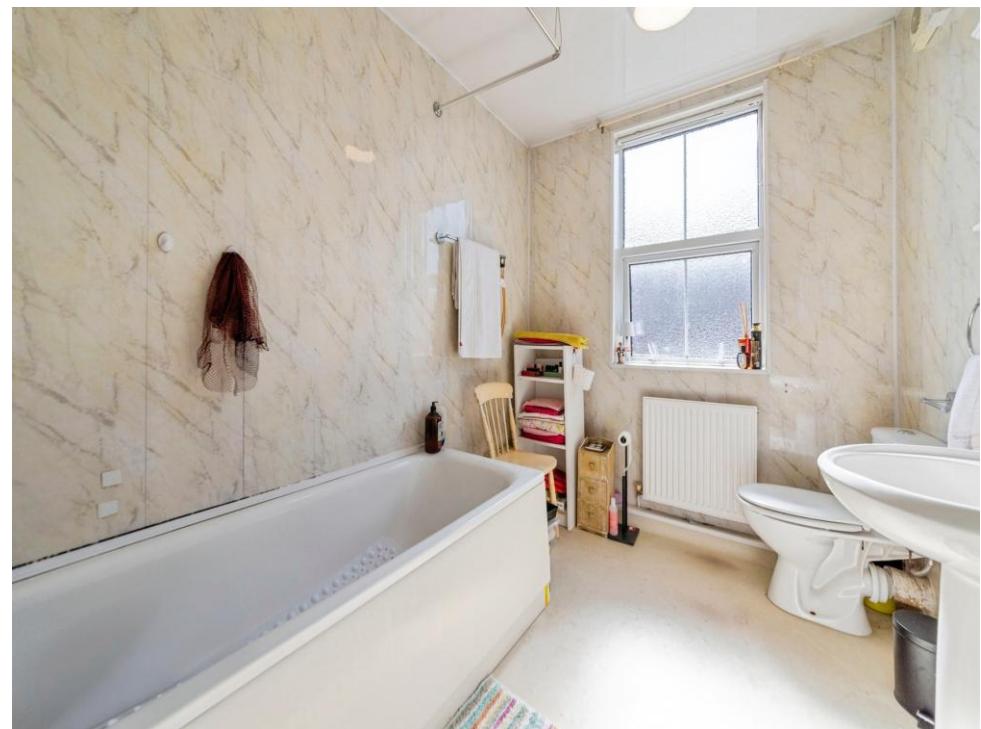
With uPVC double glazed window to the rear, radiator, storage cupboard, laminate flooring, door leading to the bathroom.

### Bathroom

8' 11" x 6' 6" ( 2.72m x 1.98m )

With uPVC double glazed window to the rear, 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](http://www.focalagent.com)

To view this property please contact Connells on

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2 Watergate  
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EPC Rating: C    Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309034](http://connells.co.uk/Property/GRM309034)**



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