



Connells

The Belfry
Grantham

The Belfry Grantham NG31 9QL

for sale guide price
£180,000



Property Description

Connells are delighted to bring to the market this well presented three bedroom home with a driveway in a popular location of Grantham.

This family home comprises of entrance porch, lounge / diner, kitchen. To the first floor you will find three bedrooms and the family bathroom.

To the front of the property there is a lawn area, driveway, access to the rear garden. To the rear of the property there is an enclosed garden mainly laid to lawn with mature shrubs and trees.

Viewings are highly recommended

Ground Floor

Entrance Porch

With a door leading to the lounge.

Lounge / Diner

12' 3" x 16' (3.73m x 4.88m)

With uPVC double glazed window to front, stairs leading to the first floor, door leading to the kitchen, carpet, radiator.

Kitchen

12' 3" x 8' 2" (3.73m x 2.49m)

With uPVC double glazed window to the rear,

door leading to the rear garden, range of base and eye level units, stainless steel sink, integrated oven, gas hob with extractor fan above, space for free standing appliances, radiator.

First Floor

Landing

With doors leading to three bedrooms, bathroom, storage cupboard, loft access.

Bedroom One

12' 3" x 9' (3.73m x 2.74m)

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

Bedroom Two

12' 3" x 8' 1" (3.73m x 2.46m)

With uPVC double glazed window to the rear, carpet, radiator, storage cupboard, access to the second loft.

Bedroom Three

7' 2" x 5' 3" (2.18m x 1.60m)

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

Bathroom

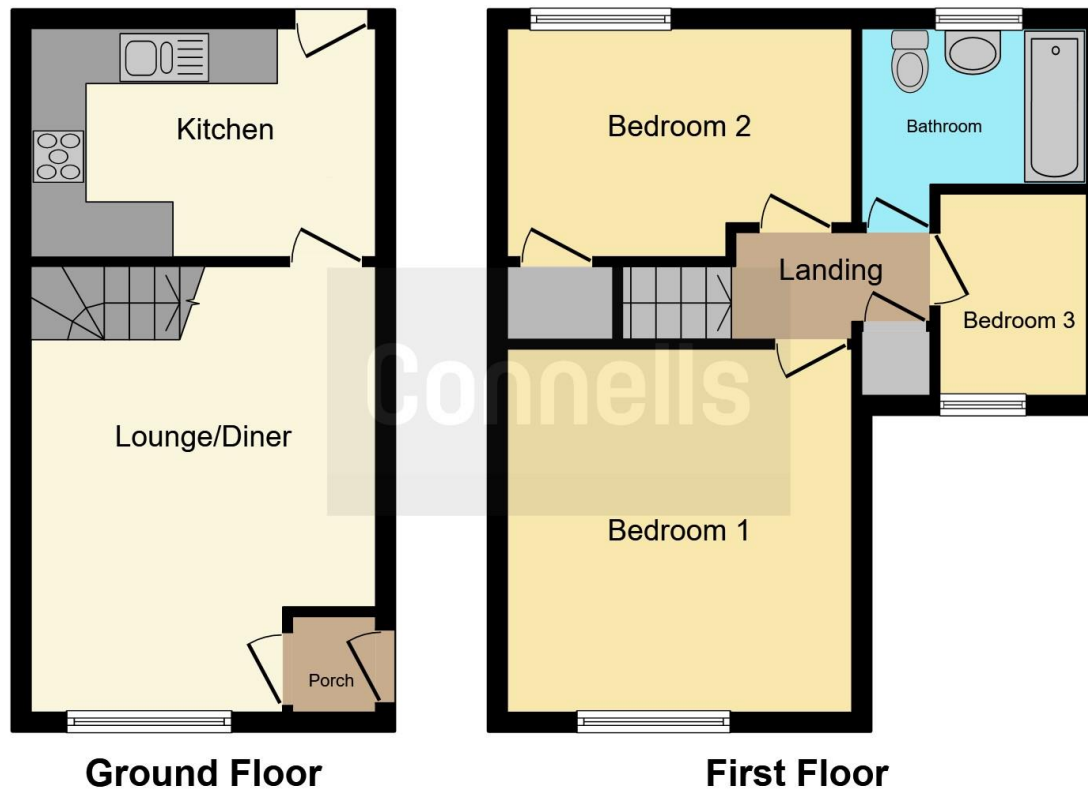
5' 9" x 5' 7" (1.75m x 1.70m)

With uPVC double glaze window to the rear, bath with shower above, wash hand basin, low level w.c, 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

To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309091



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GRM309091 - 0003