



Connells

Edward Street
Grantham



Property Description

Situated just a short walk from Grantham town centre, Edward Street is ideally located for convenient access to a wide range of amenities including supermarkets, highly regarded schools and Grantham Train Station which is just a 10-15 minute walk away, offering direct rail links to London King's Cross in around 1 hour, making this a great choice for commuters.

Thanks to its central location and strong local transport connections (including the A1), this property is ideally placed for both local living and wider commuting.

The ground floor offers a classic layout featuring a living room at the front, ideal for welcoming guests. The dining room centrally placed, connecting flow between living and kitchen spaces. The extended kitchen is well-appointed with access to the rear of the property and features a skylight.

Upstairs, you'll find two well-proportioned bedrooms, including a bright and spacious Bedroom 1, a rear facing bedroom 2 and a functional bathroom located adjacent to both bedrooms.

To the rear of the property there is an enclosed garden mainly patio.

Ground Floor

Entrance Hall

With doors leading to the living room, dining room, storage cupboard.

Living Room

11' 11" x 11' 2" (3.63m x 3.40m)

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

Dining Room

12' 8" x 11' 2" (3.86m x 3.40m)

With uPVC double glazed window to the rear, door leading to the stairs, laminate flooring, feature fire place, access to the kitchen.

Kitchen

13' 2" x 7' 6" (4.01m x 2.29m)

With uPVC double glazed window to the rear, tiled flooring, eye and base level units, integrated oven with gas hob above, stainless steel extractor fan, space and plumbing for washing machine, space for fridge freezer, door leading to the rear garden, features a skylight.

First Floor

Landing

With doors leading to two bedrooms and the shower room.

Bedroom One

13' 11" x 11' 2" (4.24m x 3.40m)

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

Bedroom Two

11' 6" x 11' 2" (3.51m x 3.40m)

With uPVC double glazed window to the rear, carpet, modern radiator, storage cupboard.

Shower Room

With uPVC double glazed window to the rear, shower cubicle, low level w.c, wash hand basin, storage cupboard.









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

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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