



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.

Step into a welcoming sitting room with a charming bay window, leading through to a generous dining room ideal for family meals or entertaining. The galley-style kitchen is well-appointed with access to the rear of the property, and a ground floor bathroom is conveniently located beyond the kitchen.

Upstairs, you'll find two well-proportioned bedrooms, including a bright and spacious Bedroom 1, a front -facing Bedroom 3, and an additional room that can serve as a guest bedroom, home office, or nursery.

The loft has been converted into a fantastic Bedroom 2, offering privacy and great views ideal as a master suite.

To the rear of the property there is a large enclosed rear garden mainly lawn, electrical point (double point) as well as a water tap.

Contact Connells Grantham today to arrange your viewing and more details.

Ground Floor

Entrance Hall

With doors leading to the sitting room, dining room, large under stairs storage cupboard, stairs leading to the first floor.

Sitting Room

12' 3" x 11' 11" (3.73m x 3.63m)

With a charming uPVC double glazed bay window to the front, carpet, ceiling coving, radiator, feature fire place, door leading to the entrance hall.

Dining Room

12' 2" x 12' (3.71m x 3.66m)

With uPVC double glazed window to the rear, doors leading to the entrance hall and the kitchen, radiator, coving to the ceiling, feature panels to one wall, feature wall with exposed brick.

Kitchen

10' 2" x 7' 3" (3.10m x 2.21m)

With uPVC double glazed window to the rear, integrated oven, induction hob, space for free standing appliances, space and plumbing for washing machine and dishwasher, one and a half sink with mixer tap, spotlights, feature wall with exposed brick, range of eye and base level units, doors leading to the dining room, inner hall, uPVC door leading to the rear garden.

Inner Hall

With doors leading to the kitchen and the shower room, two storage cupboards.

Shower Room

With uPVC double glazed window to the rear, spotlights, double walk in shower, wash hand basin, low level w.c.

First Floor

Landing

With doors leading to bedroom one and bedroom Three, stairs leading to the second floor.

Bedroom One

13' 5" x 12' 3" (4.09m x 3.73m)

With uPVC double glazed window to the rear, door leading to the dressing room, carpet, radiator.

Dressing Room

With uPVC double glazed window to the rear, wooden flooring, heated towel rail.

Bedroom Three

12' 3" x 11' 11" (3.73m x 3.63m)

With two uPVC double glazed window to the front, wooden flooring, feature fire place, storage cupboard.

Second Floor

Bedroom Two

10' 9" x 16' 9" (3.28m x 5.11m)

With uPVC double glazed window to the front, wooden flooring, 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

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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