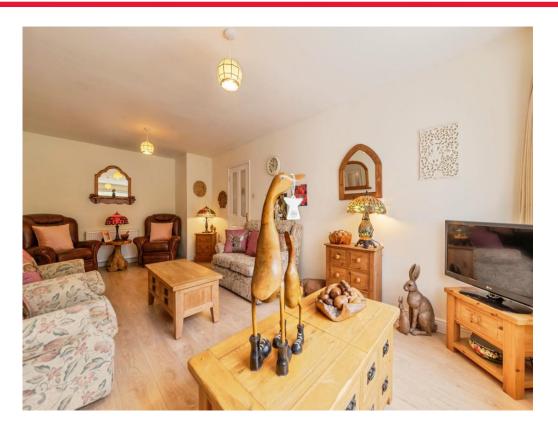


Connells

Maltings Lane Gonerby Hill Foot Grantham

Maltings Lane Gonerby Hill Foot Grantham NG31 8JE







Property Description

Connells are delighted to bring to the market this well maintained two bedroom semi detached bungalow with a driveway and garage in a sought after location.

The accommodation comprises of entrance hall, good size lounge, kitchen, two good size bedrooms and a bathroom.

Externally the property offers a good size block paved driveway for several vehicles, access to detached single garage, mainly laid to lawn with established shrubs and hedges. To the rear there is a enclosed rear garden mainly laid to lawn with mature trees and shrubs.

Exceptional transportation links from Grantham, with direct rail services to London King's Cross in just over an hour also access to the A1 and A52.

Viewing is highly recommended to fully appreciate this bungalow. Call Connells today for more details.

Ground Floor

Entrance Hall

With doors leading to the kitchen, lounge, two bedrooms, bathroom, large storage cupboard. Radiator, wood laminate flooring.

Lounge

20' 3" x 10' 8" (6.17m x 3.25m)

With a window to the front, laminate flooring, radiator.

Kitchen

11'5" x 8'9" (3.48m x 2.67m)

With a window to the front, laminate flooring, base units with work tops, space for free standing appliances.

Bedroom One

11' 10" x 10' 9" (3.61m x 3.28m)

Double bedroom, window to the rear, laminate flooring, radiator.

Bedroom Two

8' 9" x 8' 9" (2.67m x 2.67m)

Small double, window to the rear, laminate flooring, radiator.

Bathroom

7' 9" x 5' 2" (2.36m x 1.57m)

With a window to the side, laminate flooring, wash hand basin, radiator, low level w.c, bath with shower over.

Loft Space

Part boarded, fully insulated.

Outside

Garage

18' 3" x 9' (5.56m x 2.74m)

With a window to the rear, door leading to the side, electric door.

















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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: C Council Tax Band: B

view this property online connells.co.uk/Property/GRM308998



Tenure: Freehold



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.