



**Connells**  
connells.co.uk 01476 590 050  
**FOR SALE**

**Connells**

Bridge End Grove  
Grantham



# Bridge End Grove Grantham NG31 7HS

for sale offers in excess of  
**£240,000**



## Property Description

Connells are delighted to bring to the market this beautifully maintained three bedroom semi-detached home with a driveway and garage in a sought after location is not to be missed!

This family home comprises of entrance porch, hallway, kitchen, lounge, garden room. To the first floor you will find three good size bedrooms and a stunning family bathroom.

Externally, to the front of the property there is a driveway leading to the garage lawn area and gravel area. To the rear there is an enclosed rear garden, perfect for entertaining with a patio area and lawn area.

Viewing is highly recommended to fully appreciate this stunning home! Call Connells today for more details and to arrange your viewing.

radiator.

## Lounge

18' 9" x 11' 1" ( 5.71m x 3.38m )

With a window to the front and rear, carpet, log burner.

## Kitchen

11' 11" x 11' 1" ( 3.63m x 3.38m )

With a window to the rear, doors leading to sun room and the hallway, range of eye and base cupboard, double sink, integrated oven, hob, fridge, freezer.

## Extension / Sun Room

20' 7" x 7' 8" ( 6.27m x 2.34m )

With windows to the rear, door leading to the rear garden.

## First Floor

## Landing

With doors leading to three bedrooms and the family bathroom, window to the front,

## Bedroom One

12' x 9' 2" ( 3.66m x 2.79m )

With a window to the rear, carpet, radiator, built in wardrobes.

## Bedroom Two

11' 1" x 8' 7" ( 3.38m x 2.62m )

With a window to the rear, carpet, radiator.

## Ground Floor

## Entrance Porch

With windows to the front, door leading to the hallway.

## Hallway

With doors leading to the entrance porch, lounge, kitchen, stairs leading to the first floor,

### Bedroom Three

11' 2" x 6' ( 3.40m x 1.83m )

With a window to the front, carpet, radiator.

### Bathroom

7' 9" x 6' 2" ( 2.36m x 1.88m )

With a window to the front and side, bath with shower above, wash hand basin with vanity cupboard, low level w.c, towel rail.

### Outside

### Garage

With up and over door to the front,

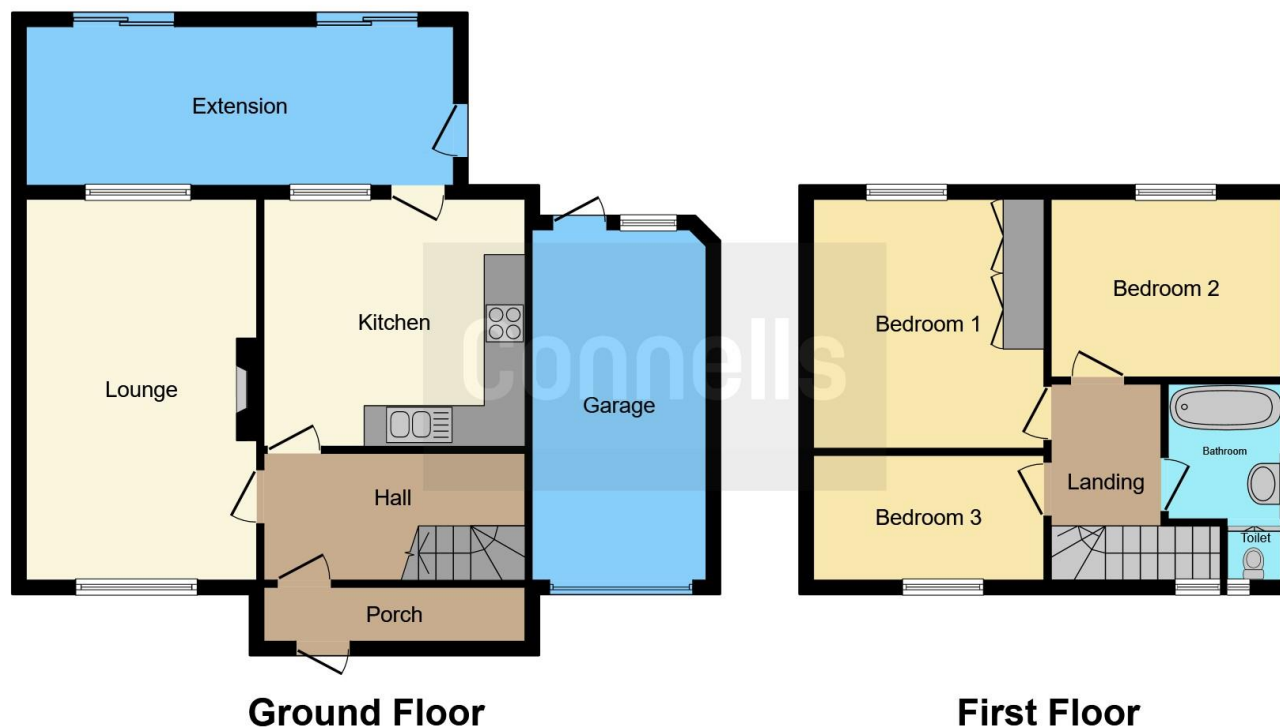












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
 GRANTHAM NG31 6PR

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309200](http://connells.co.uk/Property/GRM309200)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: GRM309200 - 0009