



Connells

Dudley Road
Grantham



Property Description

Connells are delighted to bring to the market this three bedroom mid - terraced property in a sought after location is not to be missed.

This property offers spacious and versatile accommodation arranged over three floors, combining characterful living with practical family space. Situated in a convenient location close to local amenities, schools, and transport links, it's an excellent opportunity for first-time buyers, families, or investors.

To the ground floor you will find a welcoming hallway with access to the basement, lounge, dining room and the kitchen. To the first floor there is three good size bedrooms and the family bathroom.

Externally, to the front of the property there is on street parking. To the rear of the property there is a large enclosed rear garden overlooking the river.

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

Ground Floor

Entrance Hall

With doors leading to the lounge, basement, dining room, laminate flooring.

Lounge

11' 9" x 11' 3" (3.58m x 3.43m)

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

Dining Room

13' 5" x 10' 11" (4.09m x 3.33m)

With a double glazed window to the rear, radiator, laminate flooring, door leading to the kitchen, stairs, entrance hall.

Kitchen

10' 10" x 6' 10" (3.30m x 2.08m)

With a double glazed window to the rear, range of wall and base level units, electric oven, induction hob, extractor fan, door leading to the rear garden.

First Floor

Landing

With doors leading to the storage cupboard, three good size bedrooms and the family bathroom.

Bedroom One

10' 10" x 10' 6" (3.30m x 3.20m)

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

Bedroom Two

11' 2" x 10' 7" (3.40m x 3.23m)

Double bedroom, double glazed window to the front, radiator, storage cupboard, laminate flooring.

Bedroom Three

10' 9" x 7' 3" (3.28m x 2.21m)

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

Bathroom

9' 11" x 4' 6" (3.02m x 1.37m)

With a double glazed window to the rear, tiled flooring, w.c, wash hand basin, bath with shower over, radiator.

Basement

13' x 10' 9" (3.96m x 3.28m)

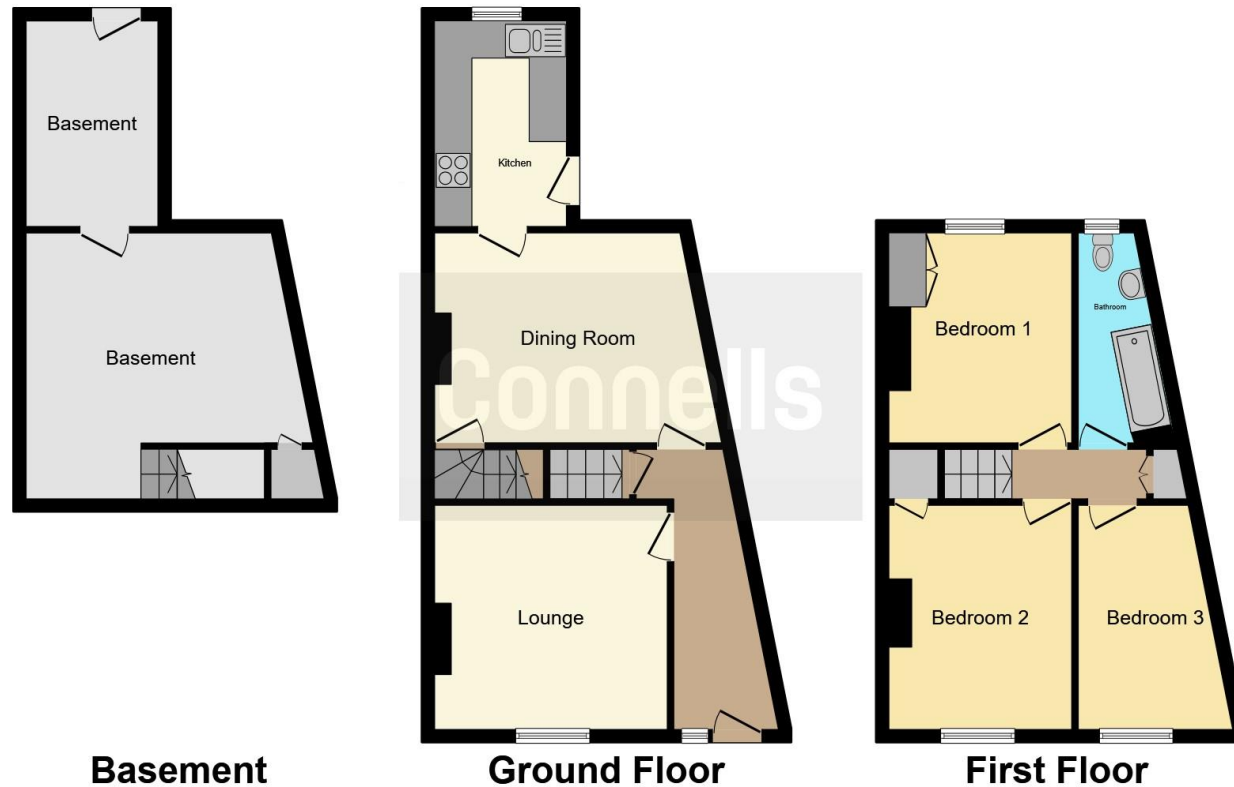
Basement

11' 1" x 6' 9" (3.38m x 2.06m)









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: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309129



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Property Ref: GRM309129 - 0004