



**Connells**

Primrose Way  
Grantham



## Property Description

Connells are delighted to bring to the market this three bedroom semi-detached home in a popular location. This home is in need of modernisation and is a perfect opportunity to make your own. Would make a great investment. Call Connells today for more details.

This home comprises of entrance hall, lounge, kitchen, utility room. To the first floor there is three good size bedrooms and the family bathroom.

Externally, to the front of the property there is a small block paved area. To the rear of the property there is enclosed rear garden, with a small block paved patio area and access to the garage via a gate.

This property would make a great first home with a great opportunity to make your dream home. For more details and to book a viewing call Connells today. This home is being sold with no onwards chain.

## Ground Floor

### Entrance Hall

With tiled flooring.

### Lounge

15' 8" x 9' 8" ( 4.78m x 2.95m )

With a window to the rear, French doors leading to the rear, wood laminate flooring.

### Kitchen / Breakfast

13' 11" x 9' 10" ( 4.24m x 3.00m )

With a window to the front and side, range of wall and base units, work top, sink, tiled flooring.

### Utility Room

10' 2" x 4' ( 3.10m x 1.22m )

With a window to the side, tiled flooring, work top, two built in cupboards.

## Landing

With doors leading to three bedrooms and the family bathroom, carpet, loft access, inbuilt cupboard.

### Bedroom One

11' 8" x 9' 10" ( 3.56m x 3.00m )

With a window to the front, carpet, double bedroom.

### Ensuite

With a window to the front,

### Bedroom Two

9' 9" x 9' 1" ( 2.97m x 2.77m )

Double bedroom, window to the rear, carpet.



### Bedroom Three

10' 5" x 6' 2" ( 3.17m x 1.88m )

Single bedroom, radiator, window to the rear, carpet.

### Bathroom

6' 6" x 6' 5" ( 1.98m x 1.96m )

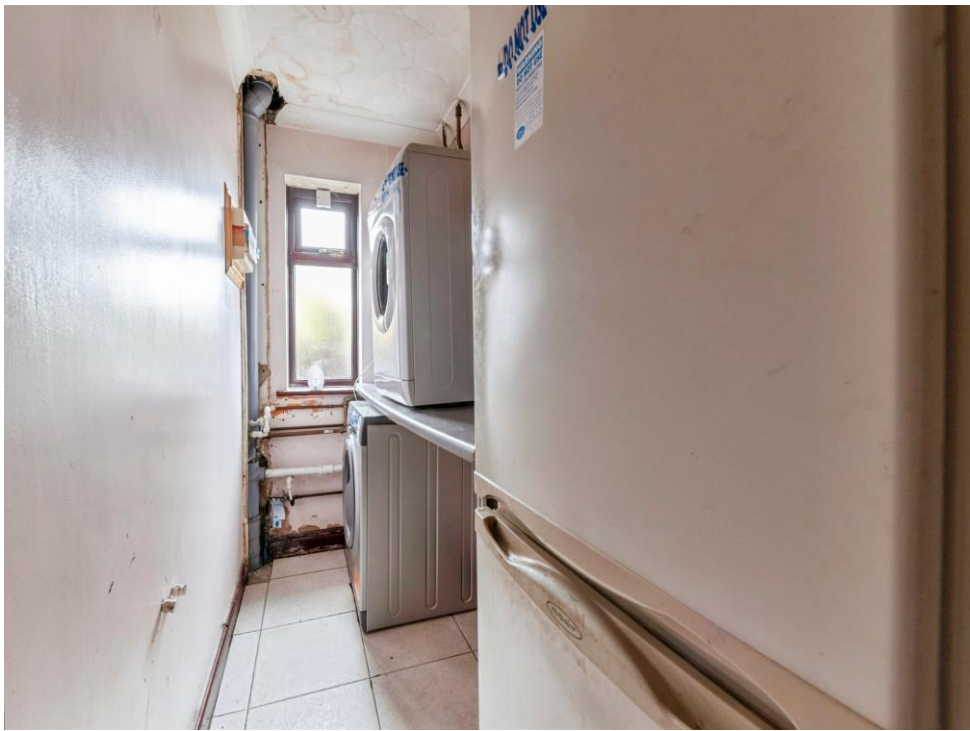
With a window to the side, radiator, wash hand basin, w.c, bath, tiled floor.

### Outside

### Garage



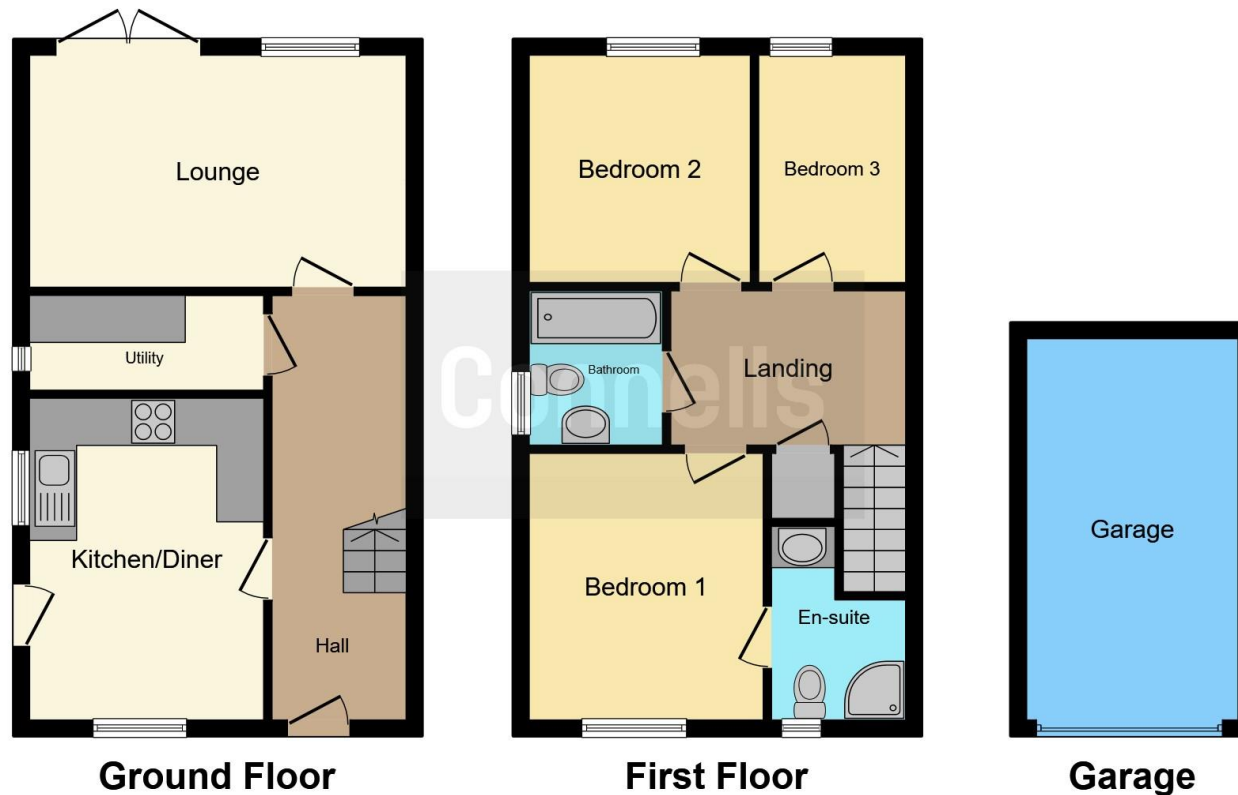












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309281](http://connells.co.uk/Property/GRM309281)**



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Property Ref: GRM309281 - 0010