



Derwent Road
Grantham NG31 7PB

for sale offers in excess of
£190,000



Property Description

**** CHAIN FREE ****

Connells are pleased to bring to the market this three bedroom semi-detached property arranged over two floors is not to be missed! This home would be perfect for families, first time buyers or investors.

The ground floor comprises of a welcoming entrance hall with staircase access and door leading to the lounge. There is a convenient ground floor WC, while the generous lounge/diner, provides ample space for both relaxation and entertaining opens in to the garden room, which enjoys views over the garden and provides an additional storage. The separate kitchen/diner offers excellent storage and worktop space.

To the first floor, the property offers three bedrooms, including two well-sized doubles and a further single bedroom, ideal for a child's room, home office or study. The accommodation is completed by a modern wet room.

Externally, To the front of the property there is a low maintenance garden with a driveway and a gate to the side of the property leading to the rear garden. To the rear there is a large enclosed garden mainly laid to lawn.

Early viewing is highly recommended to fully appreciate this home!

Agent Note

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Ground Floor

Entrance Hall

With a window to the front, carpet, radiator, doors leading to the lounge and stairs leading to the first floor.

Lounge

With a double glazed window to the front, radiator, wood laminate flooring, radiator, electric fire and patio doors leading to the garden room.

Garden Room

With a window to the rear, door leading to the rear garden, wood laminate flooring.

Kitchen / Diner

With a double glazed window to the rear, range of wall and base units, radiator, karndean flooring, built in electric oven with extractor fan above, space for free standing appliances.

Back Hall

With a door leading to the side of the property, wood laminate flooring, large storage cupboard.

Downstairs W.C

With laminate flooring, radiator, wash hand basin, W.C.

First Floor

Landing

With doors leading to three bedrooms and the wet room. large cupboard for the boiler, carpet, loft access.

Bedroom One

Double bedroom, double glazed window to the front, carpet, radiator, built in storage.

Bedroom Two

Small double, double glazed window to the rear, radiator, carpet.

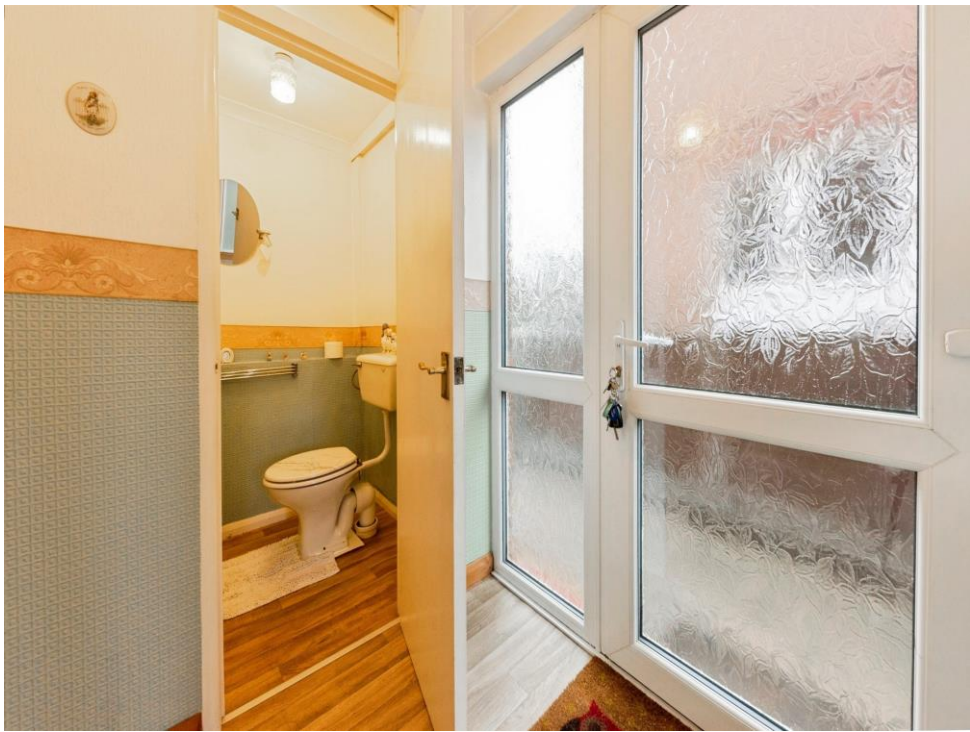
Bedroom Three

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

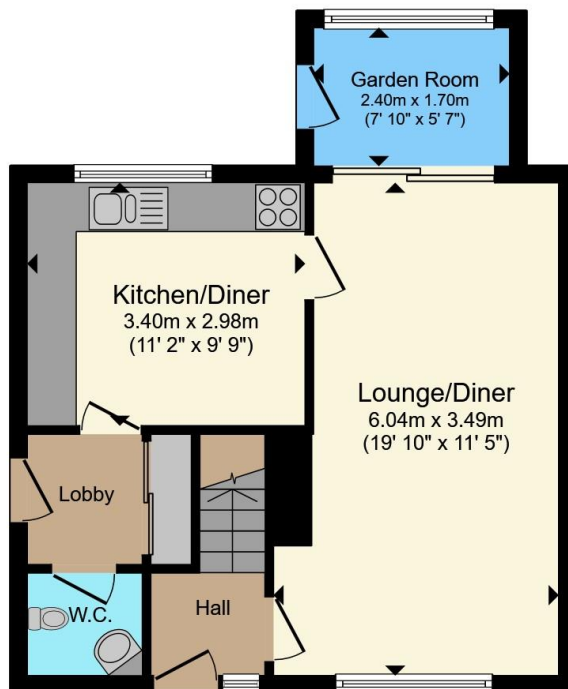
Wet Room

With two double glazed windows to the rear, wash hand basin, W.C and a radiator.

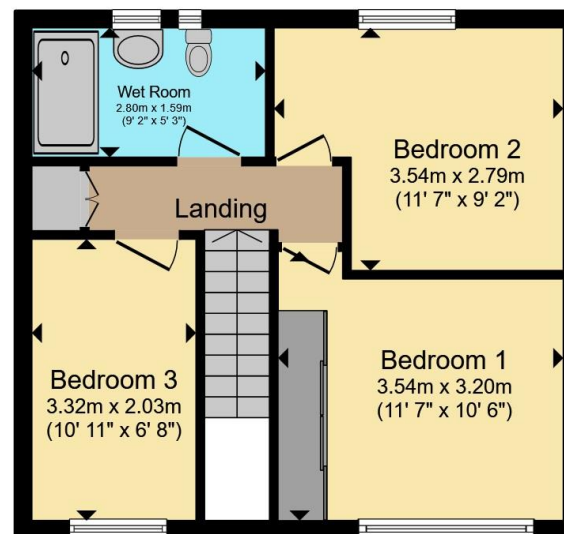








Ground Floor



First Floor

Total floor area 83.1 m² (894 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309317



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