



**Connells**

Tyndal Road  
Grantham



## Property Description

This attractive late Victorian mid-terrace property retains many of the characteristics associated with homes of its era, including good ceiling heights, generous room proportions and a traditional two-reception-room layout. Situated on the well-regarded Tyndal Road, the property offers convenient access to Grantham town centre, local amenities and transport links, making it equally appealing to owner-occupiers and investors.

The ground floor comprises a welcoming entrance hall leading through to a bright and spacious front lounge, perfect for relaxation. To the rear is a separate dining room, providing ample space for entertaining and family meals, which in turn leads through to a fitted kitchen offering a practical layout with good worktop and storage space.

To the first floor, the property features two generously sized double bedrooms, both well-proportioned and naturally well-lit. A family bathroom completes the accommodation.

Externally, To the rear is a low-maintenance courtyard and tiered grassed garden, typical of Victorian terrace properties, ideal for outdoor seating and easy upkeep.

Early viewing is highly recommended to fully appreciate the space on offer.

## Ground Floor

### Entrance Hall

A traditional entrance hall with staircase rising to the first floor, reflecting the classic Victorian layout and providing separation between reception rooms.

### Cloakroom

Access from the entrance hall useful under stairs cupboard.

### Lounge

A well-proportioned front reception room benefiting from the excellent ceiling height and balanced proportions typical of Victorian homes, offering a comfortable and inviting living space. Original treated floor boards, feature fire place and a radiator.

### Dining Room

A spacious second reception room with period proportions, ideal for formal dining or entertaining, and providing a natural flow through to the kitchen. With wood effect flooring, door leading to the rear garden, feature fire place, radiator.

### Kitchen

Positioned to the rear of the property, the kitchen is fitted with a range of base and wall units, work surfaces and space for appliances, with a window to the rear, built in

electric oven, electric hob with extractor fan above, integrated slim dishwasher and wood effect flooring.

## First Floor

### Landing

A central landing with carpet giving access to both bedrooms and the bathroom. Access to the loft space which is boarded providing good storage space.

### Bedroom One

A generous double bedroom to the front of the property, benefiting from traditional Victorian proportions, feature fire place and ceiling height. Carpet and a radiator.

### Bedroom Two

A second well-sized double bedroom overlooking the rear, offering flexibility as a guest room or home office. Feature fire place, carpet and radiator.

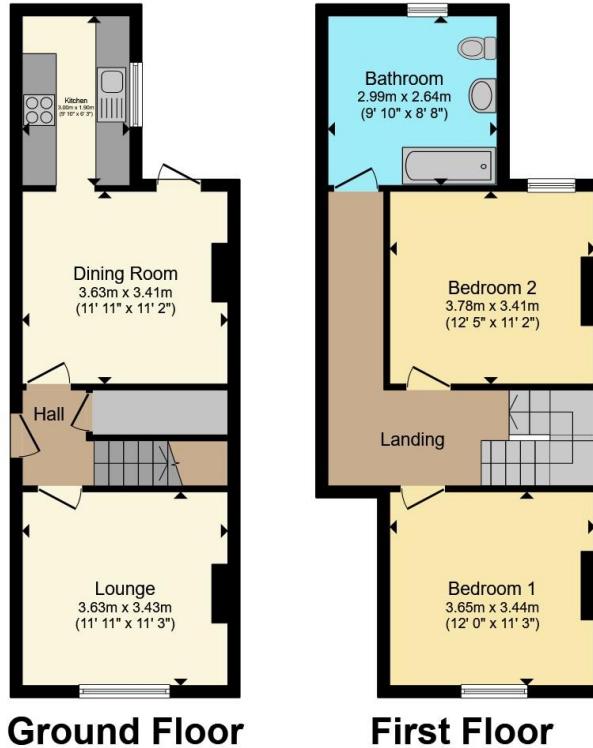
### Bathroom

Unusually spacious for a property of this age, the bathroom is fitted with a panelled bath with shower over head, towel radiator, wash hand basin and WC.









Total floor area 84.3 m<sup>2</sup> (907 sq.ft.) approx

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**Connells**

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#### directions to this property:

Location & Street Benefits

Tyndal Road is a popular and well-established Victorian terrace street, valued for its convenience and strong sense of community. The location offers:

EPC Rating: D Council Tax

\*Walking distance to Grantham town centre

Tenure: Freehold

\*Excellent transport connections, including Grantham railway station with direct services to King's Cross



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