



**Connells**

High Street  
Colsterworth Grantham





### Property Description

Connells are delighted to bring to the market this very well presented two double-bedroom terraced property situated in the popular village of Colsterworth. This village offers excellent access to the A1 and benefits from a range of amenities including a local pub, Colsterworth primary school & shops.

The property consists of a dining room, lounge, kitchen, porch, family bathroom, basement, two double-bedrooms & WC.

Small rear garden with a flower border, through to a gate to another part of the garden, which contains a shed and provides access to the driveway.

Viewings are highly recommended! Call Connells for more details and to book a viewing \*\*01476590050\*\*

### Ground Floor

#### Lounge

12' 9" x 10' 3" ( 3.89m x 3.12m )

With Upvc double glazed window to the rear, laminate flooring,

#### Dining Room

12' 10" x 10' 3" ( 3.91m x 3.12m )

With Upvc double glazed window to the front, laminate flooring.

### Kitchen

10' 9" x 6' 6" ( 3.28m x 1.98m )

With Upvc double glazed window to the side, fitted units, integrated appliances, including electric induction hob & electric oven, washing machine, dishwasher, fridge freezer.

### Basement

Exposed brick wall, radiator, well insulated and offers another useful space.

### Downstairs Bathroom

Bath with shower overhead, wash basin, WC, heated towel rail, Upvc double glazed window to the side.

### First Floor

#### Bedroom One

12' 7" x 10' 4" ( 3.84m x 3.15m )

Upvc double glazed window to the front, double bedroom, carpet, radiator.

#### Bedroom Two

12' 9" x 10' 3" ( 3.89m x 3.12m )

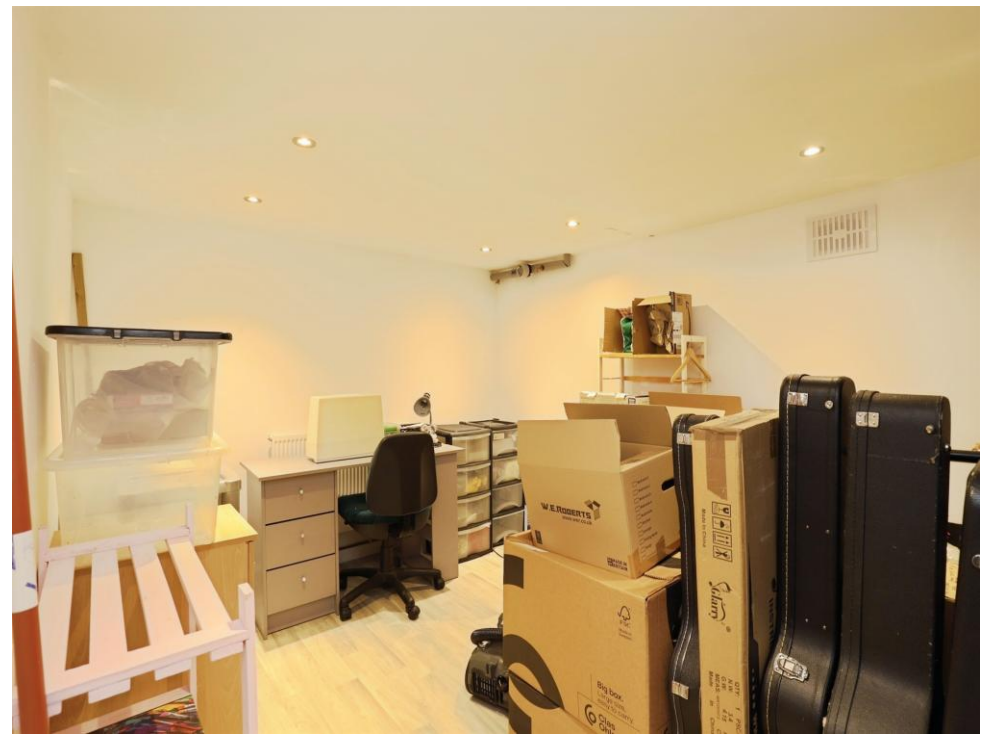
Upvc double glazed window to the rear, double bedroom, carpet, radiator, access to a loft via pull-down ladders and includes a wardrobe.

### W.C.

Low level w.c, wash hand basin.



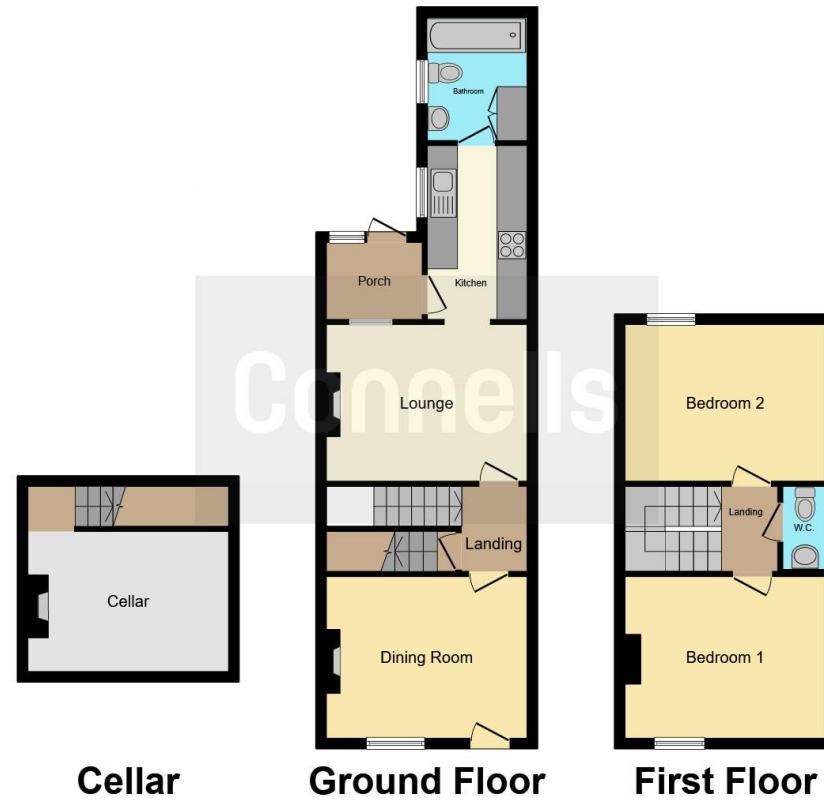












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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2 Watergate  
 GRANTHAM NG31 6PR

EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/GRM309348](http://connells.co.uk/Property/GRM309348)



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