



Connells

College Street
Grantham



Property Description

Connells are delighted to bring the market this spacious and versatile three-bedroom home arranged over four floors, offering flexible accommodation. Ideal for families, investors or buyers seeking adaptable living space.

The property benefits from a useful basement level, offering additional storage.

The ground floor comprises of an entrance hall leading to a comfortable lounge, with stairs rising to the upper floors. To the rear is a generous open-plan kitchen/diner, providing ample space for everyday living and entertaining.

The first floor offers two well-proportioned double bedrooms, one benefiting from an en-suite, a family bathroom completes the first floor.

The second floor provides a further double bedroom, creating excellent separation and privacy-ideal for a principal bedroom, guest room, or home office.

Externally, To the rear there is a courtyard style garden with access to two outbuildings.

Early viewing is recommended.

Ground Floor

Entrance Hall

With doors leading to the lounge, kitchen/diner, stairs leading to the first floor and the basement. Wood laminate flooring, radiator.

Lounge

Double glazed window to the front, carpet, radiator.

Kitchen / Diner

Two double glazed windows to the rear, double glazed door leading to the rear garden, range of wall and base units, electric oven, electric hob, radiator, wood laminate flooring.

First Floor

Landing

With doors leading to two double bedrooms and the bathroom, stairs leading to the second floor.

Bedroom One

Double bedroom, double glazed window to the front, carpet, radiator, door leading to the en-suite.

En-Suite

Double glazed window to the front, Lino flooring, W.C, wash hand basin, radiator, shower cubicle.

Bedroom Three

Double bedroom, double glazed window to the rear, carpet, radiator, fire place.

Bathroom

Double glazed window to the rear, W.C, wash hand basin, radiator, bath with shower over, lino flooring

Second Floor

Bedroom Two

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

Basement

Outside

Outbuilding

With a window to the front.

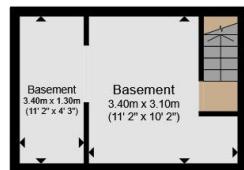
Outbuilding

With a window to the front.

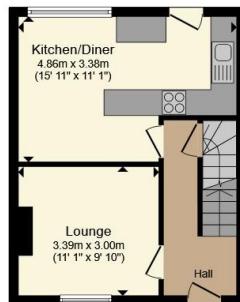




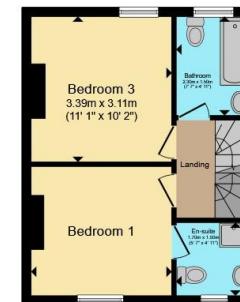




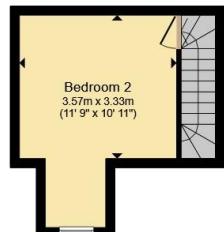
Basement



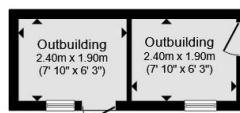
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 110.0 m² (1,184 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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2 Watergate
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EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309311



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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