

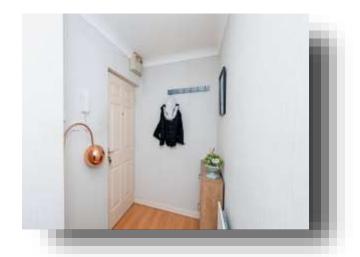




welcome to

Kesteven Court, New Street, Grantham

FIRST FLOOR APARTMENT - Excellent location to amenities and the town centre. Hosting generous accommodation throughout including lounge, kitchen, two bedrooms and shower room, including allocated parking and communal garden to the rear. Viewing Highly Recommended.













Entrance

Entrance door into the apartment hallway, with radiator, door to the storage cupboard with shelving, and wall mounted thermostat.

Lounge

14' 5" max x 13' 6" max (4.39m max x 4.11m max) This spacious lounge has a feature white Adam style fireplace with marble inset and hearth and fitted electric fire, carpet, coving and rose to the ceiling, a radiator and two windows to the front aspect.

Kitchen

11' 9" x 6' 9" (3.58m x 2.06m)

Boasting a range of wooden units at both floor and eye level with work surfaces over and decorative tiled splash backs. Inset stainless steel sink unit with single drainer and mixer tap. Built in electric oven and hob with extractor hood above. Wall mounted combi boiler, further space for appliances, spotlights to the ceiling, a radiator, vinyl flooring and window to the front aspect.

Hallway

Providing a storage cupboard, carpet and hatch access to the loft (vendor advises is boarded).

Bedroom One

12' 11" x 9' 2" (3.94m x 2.79m)

This double bedroom has two windows to the rear aspect, a radiator and coving to ceiling and carpet.

Bedroom Two

13' 4" x 9' 4" (4.06m x 2.84m)

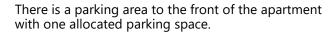
This bedroom has two windows to the rear aspect, a radiator, carpet and coving to ceiling.

Shower Room

7' x 5' (2.13m x 1.52m)

Comprising of mains shower with dark grey marble mermaid boarding to walls, vanity sink unit, low level WC, clickboard insulated flooring, radiator and extractor fan.

General Description Outside



To the rear, there is a small lawned area for communal use and outside clothes drying area.





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Kesteven Court New Street, Grantham

- First Floor Apartment
- Two Bedrooms and Bathroom
- Lounge and Kitchen
- Allocated Parking Space
- Excellent Location

Tenure: Leasehold EPC Rating: D

offers over

£90,000



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view this property online williamhbrown.co.uk/Property/GST111601

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Mar 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: GST111601 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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