



Walton Gardens, Grantham NG31 7BH

welcome to

Walton Gardens, Grantham

GUIDE PRICE £190,000 - £200,000 - Well presented semi-detached house in a great location. This lovely family home offers a lounge, good sized kitchen/diner, three bedrooms and newly fitted family bathroom. On a great plot there is the potential to extend (subject to planning permission).



Entrance Hall

Entering the property through a part glazed door into the entrance hall with stairs leading up to the first floor landing and door leading into the lounge.

Lounge

12' x 13' 8" into the bay (3.66m x 4.17m into the bay)
With a newly fitted bay front window, carpet, coving to the ceiling and French doors leading into the dining kitchen.

Kitchen Diner

18' 5" x 11' 7" (5.61m x 3.53m)
With a range of grey units to both the floor and eyelevel with black worktops over, the kitchen benefits from a freestanding cooker, also housing the boiler (which is 2 yrs old), radiator, tiled splashbacks and tiled flooring. With a wooden beam feature to the ceiling, back door into the rear garden, and windows facing the rear aspect.

First Floor Landing

With carpet, panelling to the walls, and doors leading to all the bedrooms and bathroom.

Bedroom One

12' 2" x 11' 4" (3.71m x 3.45m)
With a window to the front aspect, grey wooden effect laminate flooring and a radiator.

Bedroom Two

11' 7" x 10' 4" (3.53m x 3.15m)
With a window facing the rear aspect, carpet and a radiator.

Bedroom Three

8' x 7' 8" (2.44m x 2.34m)
With a window facing the rear aspect, grey carpet, storage cupboard and a radiator.

Family Bathroom

5' 8" x 6' 8" (1.73m x 2.03m)
This newly fitted bathroom comprises of a bath with mains rain shower over, vanity sink unit, low level WC, grey marble effect tiles, and dark wooden effect vinyl flooring.

General Description Outside

Approaching the property, there is a driveway to the front with parking for 2/3 vehicles access to the rear via a side gate and a door at the side of the property into the entrance hall.
Exiting through the back door out to the rear garden there is a raised patio area, perfect for outdoor dining, and steps down to the lawn. Located on a large plot with the potential to extend (subject to planning permission) and enclosed by fencing, the garden will also include a shed and outbuilding .



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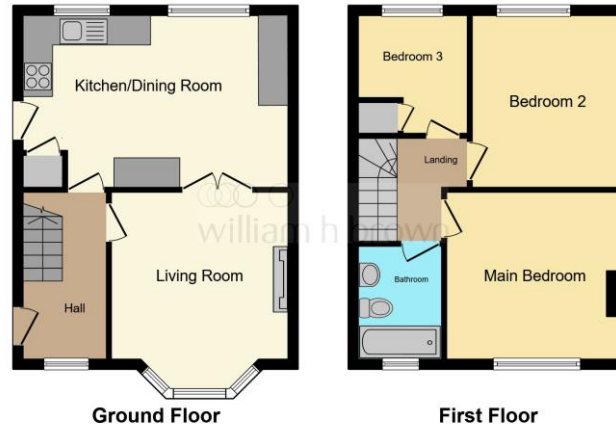
Walton Gardens, Grantham

- Semi-Detached Three Bedroom House
- Good Size Kitchen/diner
- Well Presented Throughout
- Good Size Plot (Potential to Extend)
- Great Location

Tenure: Freehold EPC Rating: D

guide price

£190,000 - £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST111790 - 0002

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