



**Beechcroft Road, Grantham NG31 7NL**

**welcome to**

**Beechcroft Road, Grantham**

\*GUIDE PRICE £140,000 - £150,000 - Well presented, mid-terraced, three bedroom family house within easy reach to the town centre. The property offers a lounge, breakfast kitchen, conservatory, new cloakroom, family bathroom, and three bedrooms. Viewing highly recommended so give us a call !!



### **Entrance Hall**

Entering through a part glazed UPVC door into the entrance hall. There is grey wooden effect laminate flooring, a radiator, stairs leading to the first floor landing and doors leading into ground floor shower room, kitchen and lounge.

### **Downstairs Cloakroom**

5' 4" x 6' 6" ( 1.63m x 1.98m )

With a window facing the front aspect, pedestal wash hand basin, low level WC and grey wooden laminate flooring.

### **Lounge**

15' 9" x 10' 9" ( 4.80m x 3.28m )

With a window to the front aspect, grey wooden effect laminate flooring, beams to the ceiling, fireplace with electric fire and patio doors leading into the conservatory.

### **Conservatory**

13' 7" x 11' 5" max ( 4.14m x 3.48m max )

With patio doors leading out to the garden and grey vinyl flooring.

### **Breakfast Kitchen**

11' 9" x 8' 9" ( 3.58m x 2.67m )

Having a range of grey wooden effect units to both the floor and eyelevel with brown marble worktops over. The kitchen benefits from a ceramic sink and mixer tap, freestanding oven, housing for the boiler (which the vendor advises is serviced). There is also a pantry under the staircase for storage and a window looking out to the rear aspect.

### **First Floor Landing**

Landing with the stairs carpeted, and wooden effect laminate. There are doors leading to all the bedrooms, family bathroom and hatch access to the loft.

### **Bedroom One**

12' 8" x 9' 3" max ( 3.86m x 2.82m max )

With a window facing the front aspect, a radiator and laminate flooring.

### **Bedroom Two**

9' 9" x 8' 3" ( 2.97m x 2.51m )

With a window facing the front aspect, laminate flooring and a radiator.

### **Bedroom Three**

7' 4" x 8' 1" ( 2.24m x 2.46m )

With a window facing the rear aspect, laminate flooring and a radiator.

### **Family Bathroom**

11' 6" x 6' 3" max ( 3.51m x 1.91m max )

With a bath and double headed rain shower over, pedestal sink, low level WC, double doors to the airing cupboard, a radiator, partial tiling to the walls and a window to the rear aspect.

### **General Description Outside**

Approaching the property, there is a fully paved driveway with a partially dropped curb with parking for three vehicles and access to the side of property leading into the rear garden.

The rear garden is enclosed by fencing with a lawn and gate access to front.



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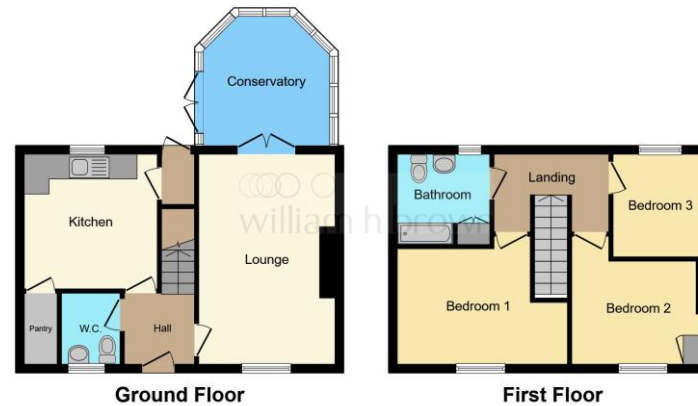
## Beechcroft Road, Grantham

- Mid-Terraced Family House
- Conservatory
- Newly Fitted Downstairs Shower Room
- Three Bedrooms
- Family Bathroom

Tenure: Freehold EPC Rating: D

guide price

**£140,000 - £150,000**



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Property Ref:  
GST112118 - 0004

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