

Trent Road, Grantham NG31 7XQ

welcome to

Trent Road, Grantham

Two bedroom semi-detached house comprising of a lounge, kitchen, two bedrooms, bathroom. large driveway and rear garden. GOOD LOCATION on the outskirts of Grantham, walking distance of the towns MERES LEISURE CENTRE and FOOTBALL STADIUM. Viewing highly recommended.

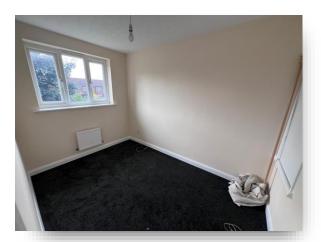












Entrance Porch

Entrance porch with wooden effect laminate flooring, a radiator and door leading into the lounge.

Lounge

14' 3" x 12' 3" max (4.34m x 3.73m max)

With a window to the front aspect, a radiator wooden effect laminate flooring, stairs leading up to the first floor landing, and door leading into the dining kitchen.

Kitchen

12' 2" x 10' 9" (3.71m x 3.28m)

With a range of wooden effect units to both the floor and eye level with black worktops over, tiled splashbacks, and a window looking out to the rear aspect. The kitchen also benefits from a range cooker, plumbing for a washing machine, sink with mixer tap and laminate flooring.

First Floor Landing

Landing with doors leading to all bedrooms, bathroom and carpet.

Bedroom One

12' 1" x 10' 6" (3.68m x 3.20m)

With a window facing the front aspect, carpet, a radiator and storage cupboard.

Bedroom Two

6' 11" x 10' 3" (2.11m x 3.12m)

With a window facing the rear aspect, carpet and a radiator.

Family Bathroom

7' 2" x 5' (2.18m x 1.52m)

The bathroom is fully tiled with a bath and electric shower over, pedestal sink, low level WC, tiled flooring and a radiator.

General Description Outside

Approaching the property to the front there is a driveway with parking for 3 to 4 vehicles. Gate providing access to the garden a gravelled area and lawns featuring a patio area ideal outdoor dining. The rear garden is enclosed by fencing with mature shrubbery and borders.





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Trent Road, Grantham

- Two Bedroom Semi-Detached House
- **Good Condition Throughout**
- Good Size Driveway for Approx Three Vehicles
- Viewing Highly Recommended
- **Excellent Location**

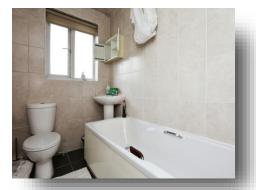
Tenure: Freehold EPC Rating: D

£150,000





First Floor







rantham Meres eisure Centre Coogle Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: GST111957 - 0005 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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