



**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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST111957 - 0005

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