



Walton Gardens, GRANTHAM NG31 7BJ

welcome to

Walton Gardens, GRANTHAM

GUIDE PRICE £180,000 - £190,000 - In a great location this semi-detached family house offers good size accommodation throughout, off-road parking for a couple of vehicles and an enclosed rear garden. Viewing is essential, to appreciate what's on offer, so give us a call to book your slot.



Entrance Hall

Entering the property through a part glazed door into the entrance hall, with carpet, staircase leading up to the first floor landing and door giving access into the lounge.

Lounge

14' x 13' 6" (4.27m x 4.11m)

With a bow window to the front aspect, coving to the ceiling, laminate flooring, understairs storage, a radiator and open archway through to the kitchen/diner.

Kitchen/Diner

With two windows facing the rear aspect, and having a range of wooden effect units at both floor and eye level with speckled worktops over, stainless sink with side drainer, mixer tap and tiled splashbacks. The kitchen also benefits from an electric oven, gas hob, with extractor above, plumbing for a washing machine, coving to the ceiling, tiled flooring and door leading to the rear lobby area and downstairs WC.

Rear Lobby

With a door into the downstairs cloakroom and door leading out to the rear garden.

Downstairs Cloakroom

With a window to the side aspect, floating sink, low level WC, fully tiled with a heated towel rail.

First Floor Landing

With a window to the side aspect, and doors leading to the bedrooms, family bathroom, hatch access to the loft (vendor advised is partially boarded, drop down ladder and a TV aerial).

Bedroom One

13' 1" x 9' 4" (3.99m x 2.84m)

With a window to the rear aspect, fitted storage cupboards, laminate flooring, coving to the ceiling and a radiator.

Bedroom Two

10' 2" x 10' 8" (3.10m x 3.25m)

With a window to the front aspect, built-in storage cupboards, laminate flooring, coving to the ceiling and a radiator.

Bedroom Three

9' 5" x 7' 8" (2.87m x 2.34m)

With a window to the rear aspect, fitted cupboards for storage, laminate flooring, coving to the ceiling and a radiator.

Family Bathroom

6' 6" x 6' 4" (1.98m x 1.93m)

With a window to the front aspect, bath with electric shower over, vanity sink unit with storage, low level WC, fully tiled walls, coving to the ceiling, heated towel rail and a tiled floor.

General Description Outside

Approaching the property to the front there is a block paved frontage for approximately two vehicles, with fencing to both sides and side gate access leading to the rear of the property.

The rear garden features a shaded patio area with wooden pergola, mainly laid to lawn with a pathway and borders with shrubs and flowers. The garden also offers a decked area and outbuilding with electric, ideal for storage or children's playhouse and is fully enclosed by fencing.



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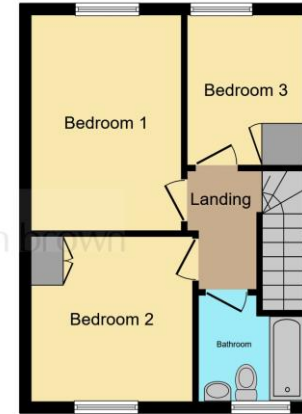
Walton Gardens, GRANTHAM

- Semi-Detached Family House
- Lounge & Dining Kitchen
- Three Bedrooms
- Paved Patio Area & Pergola
- Off Road Parking

Tenure: Freehold EPC Rating: D

guide price

£180,000- £190,000



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Property Ref:
GST112181 - 0004

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Please note the marker reflects the
postcode not the actual property