



Edward Street, Grantham NG31 6JF

welcome to

Edward Street, Grantham

GUIDE PRICE £165,000 - £175,000 - Beautifully presented throughout, this is a home not to be missed ... Well maintained throughout, with three double bedrooms, lounge and dining room. Pretty garden to the rear to include a summer house. Viewing Essential !!



Entrance

New front door leading into the lounge.

Lounge

12' 2" x 11' 9" max (3.71m x 3.58m max)

With beautiful fireplace, with a solid wood surround and inset Victorian style electric fire. Decorative coving and picture rails to the walls, radiator, laminate flooring and window to the front aspect. Glazed door leading to the inner hallway.

Inner Hall

With a carpeted understairs area, ideal for extra storage for coats and shoes etc, or space for further appliances. Newly carpeted staircase to the first floor and glazed door leading into the dining room.

Dining Room

12' 2" x 11' 9" max (3.71m x 3.58m max)

This generous size dining room has coving to the ceiling, radiator and laminate floor. Window to the rear aspect and door leading through to the kitchen.

Kitchen

9' 10" x 7' 3" (3.00m x 2.21m)

Boasting a range of cream coloured units at both floor and eye level, with wood effect worktops over. One and a half sink unit with single drainer and mixer tap over. Built in electric oven and hob with extractor hood above. Fitted wall mounted cupboard housing the central heating combi boiler. Plumbing for automatic washing machine. Radiator, ceramic tiled floor, and spotlights to the ceiling.

Family Bathroom

7' 6" x 5' 4" (2.29m x 1.63m)

This modern family bathroom has a white suite comprising of bath with a mains fed shower over, low level wc and pedestal wash hand basin. Ceramic tiled floor, radiator and extractor fan. Part tiling to the walls, and window to the rear aspect.

First Floor Landing

With a newly carpeted staggered staircase to the first floor. Doors leading off to the two main double bedrooms and second door way leading to the staircase to the attic bedroom.

Bedroom One

12' 5" x 11' 9" max (3.78m x 3.58m max)

This generous size master bedroom has coving to the ceiling, radiator and window to the front aspect.

Bedroom Two

12' 4" x 11' 9" max (3.76m x 3.58m max)

This second double bedroom is also of a very good size, with coving to the ceiling, radiator and window to the rear aspect.

Attic Bedroom

18' x 10' 9" (5.49m x 3.28m)

Presented to a very high standard this pretty bedroom would be any child's dream room. With a large window to the rear aspect giving lots of light, radiator, door giving access to space in the eaves. Sloped ceilings to both sides of the room, with slightly restricted head height.

Rear Porch Area

Irregular Shaped Room x (x)

Enclosed area to the rear of the property, leads out into the garden.

Description Outside

To the rear of this property is a lovely garden ideal for outside dining or for a young family. With an artificial lawned area for easy maintenance, a pretty summer house, (which is like new) and will be included in the sale. Decorative flowered borders to one side and wall trellis features. To include a shed and access over the neighbouring property no. 41 for external access for bins.



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welcome to

Edward Street, Grantham

- BEAUTIFUL FAMILY HOME
- MAINTAINED TO A VERY HIGH STANDARD THROUGHOUT
- THREE DOUBLE BEDROOMS
- LOUNGE AND DINING ROOM
- LAWNED REAR GARDEN WITH SUMMER HOUSE

Tenure: Freehold EPC Rating: D

guide price

£165,000 - £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112224 - 0005

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