



Hillingford Way, Grantham NG31 7PJ

welcome to

Hillingford Way, Grantham

GUIDE PRICE £160,000 - £170,000 - Great 'move in ready' property. Mid-terrace house close to some local amenities. Offering a lounge, dining kitchen, good size utility space, three bedrooms and family bathroom. Also with outdoor space, Viewing Highly Recommended so give us a call



Entrance Porch

Entering the property through a part glazed door into the entrance porch with laminate flooring and a door into the lounge. This room is currently being used as a study area.

Lounge

15' 4" x 15' 3" max (4.67m x 4.65m max)

With a window to the front aspect, feature fireplace with electric fire, laminate flooring, and a radiator.

Kitchen/Diner

13' 5" x 8' 9" (4.09m x 2.67m)

With a window to the rear aspect, and having a range of cream units to both the floor and eye level with worktops over, sink with drainer and mixer tap. The kitchen also benefits from space for appliances, tiled walls and flooring, a radiator and door leading into the utility area.

Utility Area

14' 9" x 4' 6" (4.50m x 1.37m)

Great utility space running the width of the house, with plumbing for a washing machine or dishwasher, wall mounted boiler, a radiator, tiled flooring, door leading into the downstairs cloakroom and door leading out to the rear garden.

Downstairs Cloakroom

With low level WC, sink, and tiled flooring.

First Floor Landing

Carpeted, a radiator and hatch access to the loft.

Bedroom One

13' 1" x 8' 8" (3.99m x 2.64m)

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

Bedroom Two

8' 8" x 11' 4" (2.64m x 3.45m)

With a window to the rear aspect, carpet, coving to the ceiling and a radiator.

Bedroom Three

7' 3" x 6' 5" (2.21m x 1.96m)

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

Family Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

With a window to the rear aspect, featuring a bath with electric shower over, pedestal wash hand basin, low level WC, partially tiled floor and a radiator.

General Description Outside

Approaching the property to the front there is lawn with a path and magnolia bush.

The private rear garden is fully paved and enclosed by fencing.



view this property online williamhbrown.co.uk/Property/GST112177



welcome to

Hillingford Way, Grantham

- Mid-Terraced House
- Great Utility Area & Downstairs Cloakroom
- Three Bedrooms
- Outdoor Space Perfect for Pots/Planters
- Well Presented Throughout

Tenure: Freehold EPC Rating: C

guide price

£160,000 - £170,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GST112177](https://www.williamhbrown.co.uk/Property/GST112177)



Property Ref:
GST112177 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)