



**Bradley Drive, Grantham NG31 7WN**



**welcome to**

**Bradley Drive, Grantham**

REDUCED TO £195,000 Ideal family home, or first time buyer property. Well presented throughout this end-terraced house is close to some local amenities and the town's train station. Modern property offering a lounge, cloakroom, dining kitchen, three beds, en-suite, bathroom with off road parking.



### **Entrance Hall**

Entering the property through a part-glazed door into the entrance hall with a radiator, staircase to the first floor landing and door leading into the lounge.

### **Lounge**

17' 8" x 11' 1" ( 5.38m x 3.38m )

With a window to the front aspect, LVT Amtico wood effect flooring, understairs storage cupboard, radiator and door leading into the kitchen diner.

### **Kitchen Diner**

9' 6" x 13' 8" ( 2.90m x 4.17m )

With a window to the rear aspect, this modern kitchen offers white wood effect units to both the floor and eye level with wood worktops over, stainless steel sink with rinse, side drainer and mixer tap. The kitchen also benefits from an integrated oven, gas hob with extractor above, dishwasher, fridge freezer, spotlights to the ceiling, LVT Amtico wood effect flooring and french doors leading out to the rear garden.

### **Downstairs Cloakroom**

With LVT Amtico wood effect flooring, pedestal wash hand basin, low level WC and a radiator.

### **First Floor Landing**

With hatch access to the loft and doors leading to the bedrooms and family bathroom.

### **Master Bedroom**

11' 9" x 10' 3" max ( 3.58m x 3.12m max )

With a window to the front aspect, carpet, a radiator and door leading into the en-suite.

### **En-Suite**

With a window to the front aspect, shower cubicle with electric shower, pedestal wash hand basin, low level WC, a radiator and vinyl flooring.

### **Bedroom Two**

11' 4" x 7' 8" ( 3.45m x 2.34m )

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

### **Bedroom Three**

10' 7" x 6' ( 3.23m x 1.83m )

With a window to the rear aspect, built-in shelving and hanging space, carpet and a radiator.

### **Family Bathroom**

5' 6" x 7' 7" ( 1.68m x 2.31m )

With a window to the side aspect, bath, pedestal wash hand basin, low level WC, heated towel rail, spotlights to the ceiling and vinyl flooring.

### **General Description Outside**

Approaching the front of the property there is a small gravelled area with path to the front door and the side gate, giving access through to the back of the property.

Parking space to the front of the property.

The fully enclosed rear garden is mainly laid to lawn with a paved patio area perfect for outside dining and a shed for storage.



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## Bradley Drive, Grantham

- End-Terraced House
- Ideal For a First Time Buyer
- Well Presented Throughout
- Three Bedrooms
- Off Road Parking & Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

# £195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112315 - 0004

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