

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.





welcome to

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





Ground Floor







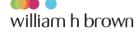
Bradley Dr. Way Map data \$2024

Please note the marker reflects the postcode not the actual property

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Property Ref: GST112315 - 0004 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.





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