



**Foston Road, Grantham NG31 7PE**

**welcome to**

**Foston Road, Grantham**

\*GUIDE PRICE £170,000 - £180,000\* - Great semi-detached house located on a corner plot offers some spacious accommodation, perfect as a family home with a driveway and gardens to three sides also having the potential to extend (subject to planning permission), Viewing Highly Recommended.



### **Entrance Hall**

Entering the property through a part glazed door into the entrance hall there are stairs rising to the first floor landing, carpet, window to the front aspect, and a door leading into the lounge.

### **Lounge**

19' 9" x 9' 9" ( 6.02m x 2.97m )

Lovely dual aspect room with window to the front and rear, this spacious room has a fireplace with stone surround and gas fire, two radiators and door leading through into the kitchen.

### **Kitchen**

11' 3" x 9' 7" ( 3.43m x 2.92m )

With a range of wooden effect units to both the floor and eyelevel with black worktops over, sink with side drainer, and wooden effect laminate flooring. The kitchen benefits from a freestanding gas cooker, two under counter spaces for appliances and door into the utility/side porch.

### **Utility Area**

6' 9" x 9' 6" ( 2.06m x 2.90m )

Fitted with built-in cupboards for storage, an under staircase storage cupboard, laminate flooring and a part glazed door.

### **First Floor Landing**

With carpet, hatch access to the loft (vendor advises is partially boarded) doors leading to all bedrooms and bathroom with an airing cupboard housing the new Combi boiler.

### **Bedroom One**

11' 7" x 10' 6" ( 3.53m x 3.20m )

With a window facing the front aspect, carpet, a radiator and fitted wardrobes (4.8 x 4.5).

### **Bedroom Two**

13' 8" max x 9' ( 4.17m max x 2.74m )

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

### **Bedroom Three**

10' 9" x 6' 7" ( 3.28m x 2.01m )

With a window to the front aspect and a radiator.

### **Family Shower Room**

Modern family shower room with a window facing the rear aspect, walk-in shower cubicle with mains shower, wash hand basin, fully tiled with beige marble effect tiles, spotlights to the ceiling, and a heated towel rail.

### **Cloakroom**

With a low level WC.

### **General Description Outside**

Enclosed by hedging the property is situated on a corner plot mainly laid to lawn on three sides with gravel borders, beautifully kept mature shrubbery and flowers, trees, gated driveway with parking for 2 to 3 vehicles. Scope to build garage and extend (subject to planning permission.)



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welcome to

## Foston Road, Grantham

- Semi-Detached House
- Three Bedrooms
- Modern Shower Room
- Driveway and Gardens to Three Sides
- Potential to Extend/Garage (subject to planning permission)

Tenure: Freehold EPC Rating: C

guide price

**£170,000 - £180,000**



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Property Ref:  
GST112228 - 0003

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