



New Street, Grantham NG31 8BB

welcome to

New Street, Grantham

GUIDE PRICE £130,000 - £140,000 - Lovely traditional, two bedroom terraced house in a great location for the town centre. Offering a lounge, dining room, kitchen with two bedrooms, modern family bathroom, rear garden with raised decking and a shed. Viewing is Essential.



Entrance

Front door leading into the main lounge.

Lounge

13' 7" x 10' 7" max (4.14m x 3.23m max)

Decorated to a lovely standard this lounge has a feature fireplace with a wood burner (which is serviced yearly). Laminate flooring, a radiator, built-in cupboard housing the meters, a window to the front aspect and staircase to the first floor landing.

Dining Room

10' 9" x 11' 3" (3.28m x 3.43m)

Having built-in cupboards floor to ceiling one side of the chimney breast ideal for storage, a radiator, glazed door leading to the rear garden, tiled flooring and open through to the kitchen.

Kitchen

7' 9" x 6' 11" max (2.36m x 2.11m max)

This colourful kitchen has a range of units at both the floor and eyelevel, built-in electric oven and hob. Stainless steel sink unit with a single drainer and a mixer tap over. Space for fridge freezer. Larder unit which houses the new boiler, tiled flooring and a window to the side aspect.

Bedroom One

12' 7" max x 10' 5" (3.84m max x 3.17m)

This very good sized master bedroom has a window to the front aspect, tall ceilings, coving to the ceiling and a radiator.

Bedroom Two

11' 4" x 9' 7" max (3.45m x 2.92m max)

With a window to the rear aspect, a radiator, coving to the ceiling and a space saver ladder staircase leading to the attic bedroom.

Family Bathroom

7' 8" max x 7' 6" max (2.34m max x 2.29m max)

Comprising of a p-shaped bath with a waterfall shower over, low level WC, pedestal wash hand basin. Door leading to a storage cupboard. Extractor fan, laminate flooring and heated towel rail.

Attic Room

12' 4" x 13' 4" max (3.76m x 4.06m max)

This spacious attic room has a skylight window, doors leading to the eaves providing storage space. Sloping ceilings to either side. (restricted head height.)

General Description Outside

There is a passageway to the side of the property leading to the gated rear garden. Which has a planted area of shrubs and vegetables. Raised decking area outside, and the shed to be included.



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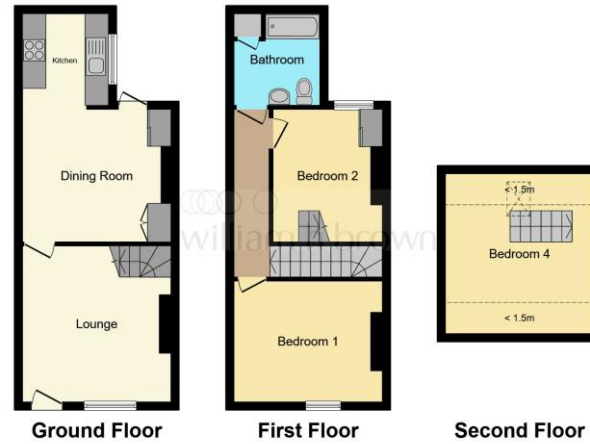
New Street, Grantham

- Traditional Terraced House
- Great Town Centre Location
- Two Reception Rooms
- Two Bedrooms
- Rear Garden with Decking

Tenure: Freehold EPC Rating: E

guide price

£130,000 - £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112354 - 0002

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