



St. Vincents Road, Grantham NG31 9EJ



welcome to

St. Vincents Road, Grantham

GUIDE PRICE £215,000 - £220,000 - No Chain, extended three bedroom family house. Offering spacious living accommodation and lovely established garden. Viewing is Highly Recommended. The property has recently been painted throughout with some new floor coverings.



Entrance

With part glazed door leading into the entrance porch, and second glazed door leading into the lounge.

Lounge

16' 7" max x 12' 7" max (5.05m max x 3.84m max)

This main living room has a large window to the front aspect providing lots of light, wall mounted radiator. fireplace with inset electric fire. (Note there is gas to the fireplace which has been capped.)

Under stairs cupboard, which houses the boiler and the meters. (Note the Boiler is approximately two years old.)

Staircase to the first floor and open plan through to the dining room.

Dining Room

10' 8" max x 8' 8" max (3.25m max x 2.64m max)

This good size dining room has a doorway leading to the kitchen, a radiator, window to the rear aspect and glazed door leading to the extended sunroom/utility room.

Kitchen

10' 7" max x 7' 4" max (3.23m max x 2.24m max)

With range of woodgrain units at both floor and eye level. One a half sink unit with a single drainer and a mixer tap, decorative tiled splashbacks.

Fitted breakfast counter with space beneath for appliances, space for a cooker. Windows to the side and rear aspects.

Note: subject to planning the dining room and kitchen could be knocked through to be one large breakfast dining kitchen.

Rear Lobby

With a door leading out to the rear garden and a second doorway leading to the downstairs cloakroom.

Downstairs Cloakroom

With a low-level WC and pedestal wash handbasin and window to the side aspect.

First Floor Landing

The spacious landing area has a window to the side aspect, hatch access to the loft, (the vendor advises has been partly boarded full storage).

Bedroom One

12' 9" max x 10' 10" max (3.89m max x 3.30m max)

A good size double bedroom with a window to the front aspect and a radiator.

Bedroom Two

11' max x 9' 8" max (3.35m max x 2.95m max)

A further good size double bedroom with a window to the rear aspect and a radiator. Having a range of built-in cupboards, which houses the water tank and shelving?

Bedroom Three

9' 8" max x 6' 6" max (2.95m max x 1.98m max)

A good size third bedroom with a window to the front aspect and a radiator. Box over the stairs with built-in cupboards above for storage. And a slightly sloped ceiling. (restricted head height.)

Extended Sunroom

9' 9" max x 9' 7" max (2.97m max x 2.92m max)

Family Shower Room

7' 4" max x 4' 7" max (2.24m max x 1.40m max)

Comprising of a shower, vanity sink unit with cupboards beneath, low-level WC.

Part tiling to the walls, a radiator and window to the rear aspect.

General Description Outside

Approaching the property, there is a lovely garden and frontage with a driveway and off-road parking for approximately 3 to 4 vehicles. The driveway leads to a single detached garage.

Single garage, with an up and over door, light and power, and personal side door.

To the rear of the property, there is a very large paved patio area which would be ideal for outside dining.

Three steps leading down to a lovely established garden, with a lawn area, and feature pond. A gravelled area with a shed that has to be included.

This is a lovely family garden which attracts the sun throughout the day.



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welcome to

St. Vincents Road, Grantham

- Extended Semi-Detached House
- Recently Decorated Throughout
- Spacious Versatile Living Accommodation
- Three Bedrooms
- Off Road Parking & Single Garage

Tenure: Freehold EPC Rating: C

guide price

£215,000 - £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112366 - 0003

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