



**Edward Street, Grantham NG31 6JG**





**welcome to**

**Edward Street, Grantham**

\*GUIDE PRICE £150,000 - £160,000\* - Lovely traditional terraced property in a great location, well presented throughout and offering a modern feel throughout, including kitchen and downstairs bathroom. Perfect for first time buyers or a young family, View is highly recommended ...



### **Entrance**

Entrance door leading into the inner hallway, with a staircase to the first floor, door leading through to the lounge, door leading to the under stairs storage area (with space for appliances) and doorway leading to the dining room.

### **Lounge**

With a window to the front aspect, radiator. Open alcove with fireplace and space for feature ornaments. Built-in cupboards to one side of the chimney breast housing the meters, and coving to the ceiling.

### **Dining Room**

With a window to the rear aspect, feature white Adam style fireplace with inset electric fire, radiator and coving to the ceiling.

### **Kitchen**

With a modern fitted kitchen with light grey high gloss units at both floor and eyelevel. Soft closing drawers. Built-in electric oven and microwave at eyelevel, feature five ring gas hob and extractor hood above. One a half sink unit with a single drainer and a mixer tap over and decorative red splashback. Integrated fridge and washing machine. Window and park glazed door to the side aspect leading out to the garden.

### **Family Bathroom**

Comprising of a bath, low-level WC and pedestal wash handbasin. Ceramic tiled flooring, part tiling to the walls, radiator.

Door leading to the airing cupboard, which has shelving, and a window to the rear aspect.

### **First Floor Landing**

With a radiator on the first floor landing, doors leading to the two main bedrooms and a staircase leading to the attic bedroom.

### **Bedroom One**

This very good size double bedroom has a window to the front aspect and a radiator.

### **Bedroom Two**

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

### **Attic Bedroom**

With a skylight window and a radiator.

### **General Description Outside**

The front door is via a shared passageway. Gate leading to the rear garden, which is mainly laid to lawn, and with a summer house which is included. This is a pretty garden ideal for a young family and is enclosed by fencing.



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## Edward Street, Grantham

- Traditional Terraced House
- Modern Kitchen
- Downstairs Bathroom
- Good Sized Bedrooms
- Close to Local Amenities

Tenure: Freehold EPC Rating: Awaiting

guide price

**£150,000 - £160,000**



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Property Ref:  
GST112379 - 0003

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