



St. Vincents Road, Grantham NG31 9EJ

welcome to

St. Vincents Road, Grantham

GUIDE PRICE £230,000 - £235,000 - Two bedroom, detached bungalow, on a lovely spacious plot. Well presented throughout and offering a lounge/diner, kitchen, conservatory and shower room. Great summer house included with block paved drive for off road parking, Viewing is a Must !



Entrance Porch

3' 6" x 11' 8" (1.07m x 3.56m)

With a UPVC door leading into the front porch.

Which is laid out as a small utility area with space for appliances and tiled flooring and the door leading through to the kitchen.

Kitchen

6' 2" x 13' 1" (1.88m x 3.99m)

Kitchen with a range of white high gloss units at both floor and eyelevel.

Stainless steel sink unit with a single drainer and a mixer tap, built-in larder unit. Space for a cooker and appliances, tiled flooring, radiator and door through to the lounge.

Lounge

11' 8" x 16' 4" (3.56m x 4.98m)

This spacious lounge has a feature fitted Adam style fireplace, fitted cupboard to one wall housing the meters, radiator, door leading into the inner hallway, and doors leading through to the conservatory which sits in a lovely position at the front of the bungalow.

Conservatory

10' 8" x 4' 9" (3.25m x 1.45m)

This lovely addition to this bungalow has a tiled floor, radiator and sits in a lovely position overlooking the front garden which is very private

Inner Hallway

With the door leading to a storage cupboard, doors leading to both bedrooms and the family bathroom.

Bedroom One

8' 8" x 12' 4" (2.64m x 3.76m)

This spacious bedroom has a window to the rear aspect overlooking the rear garden. built-in triple wardrobes to one wall, radiator and coving to the ceiling.

Bedroom Two

9' 2" x 11' 1" (2.79m x 3.38m)

Another good size a double bedroom with a radiator, coving to the ceiling and sliding patio doors leading out to the rear garden.

Shower Room

5' 9" x 5' 9" (1.75m x 1.75m)

Comprising of a circular style fully tiled shower cubicle, built-in vanity sink unit with cupboards below, low level WC. Coving and spotlights to the ceiling, heated towel rail and window to the side aspect.

General Description Outside

This property sits in a lovely position at the top of St. Vincent Road.

Block paved driveway providing off-road parking for at least two vehicles.

The front garden is mainly laid lawn with flower and shrub borders and also with a gravel area and a pretty summer house which is included within the sale.

To the rear garden is also the area for maintenance and is enclosed by fencing.

With mature trees to one side, provides this garden with lots of privacy.

This detached garage is usable as a workshop, with a single personal door for access and is a great storage area.



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St. Vincents Road, Grantham

- Detached Bungalow
- Conservatory
- Two Bedrooms
- Well Presented Throughout
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: D

guide price

£230,000 - £235,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
GST112409 - 0002

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