



**Goodliff Road, Grantham NG31 7QB**

  
william  
h brown



**welcome to**

**Goodliff Road, Grantham**

\*GUIDE PRICE £190,000 - £200,000\* - Great semi-detached house that has been modernised with new kitchen and bathroom. Perfect for family with driveway for off-road parking, lawned gardens and a patio. Spacious property in a good location for the town centre. Viewing Highly Recommended



### **Entrance**

With woodgrain UPVC door and side panels leading into the entrance hall.

### **Entrance Hall**

With a staircase to the first floor, radiator and doors leading through to the lounge and the dining kitchen.

### **Lounge**

This spacious dual aspect lounge has a window to the front aspect and a glazed tilt and turn door with a side window panel to the rear aspect providing lots of light. With built-in fireplace and electric fire decorative shelving to one side of the chimney breast. Radiator and coving to the ceiling.

### **Dining Kitchen**

This newly fitted modern kitchen has a range of white high gloss units at both floor and eyelevel with soft closing pan drawers and with woodgrain effect work surfaces over with decorative tiling splashback. One a half stainless steel sink unit with drainer and a mixer tap over. Windows to the front and side aspect. Built-in electric oven and hob with extractor hood above high gloss tiled flooring, space for a fridge freezer, and spotlights to the ceiling. This kitchen is a general size and has space for a family dining table.

Door leading to the rear garden and open plan access to the rear of the kitchen lead through to a small utility area and downstairs cloak room. The utility area has plumbing for a washing machine and space for a tumble dryer. Built-in larder unit which houses the meters and the consumer unit and further storage area under the stairs.

### **Downstairs Cloakroom**

With a low-level WC, fitted vanity sink unit and with a window to the rear aspect.

### **First Floor Landing**

With a window to the rear aspect, door leading to the airing cupboard which houses the water tank and the boiler and has shelving for storage. Also giving hatch access to the loft.

### **Bedroom One**

Good size double bedroom has a window to the front and side aspect, radiator and box over the stairs.

### **Bedroom Two**

A second good size double bedroom with a window to the front with elevated views. Built-in fitted wardrobes with a mirrored frontage and a radiator.

### **Bedroom Three**

This good size single bedroom has a window to the rear aspect and a radiator.

### **Family Shower Room**

This newly fitted shower room, has a walk-in shower unit with a Tritton shower and mermaid boarding for easy maintenance. Low-level WC and built-in vanity sink with cupboards beneath. Two windows to the rear aspect, heater towel rail and ceramic tiled flooring.

### **General Description Outside**

To the front of the property, there is a driveway for off-road parking for at least two vehicles. The frontage has a low level dwarf wall, a small lawn area with surrounding shrub borders.

Tall gated side access leading to the side of the property and the rear garden

The rear garden has been beautifully looked after with a lawn area and raised flowerbeds to include lavender, lilies and climbing roses. Feature paved patio area for outside dining. External electricity point.

There is a garage to the rear of of the property, which is not accessible for a car but as ideal as a workshop.

The garage has an up and over door and light and electricity.

There is also a shed which is to stay. water tap and water butt.



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## Goodliff Road, Grantham

- Semi-Detached Family House
- Modern Throughout
- Three Bedrooms
- Newly Fitted Shower Room
- Driveway & Garage Ideal as a Workshop

Tenure: Freehold EPC Rating: D

guide price

**£190,000 - £200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112445 - 0002

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