



Edward Street, GRANTHAM NG31 6JG

welcome to

Edward Street, GRANTHAM

GUIDE PRICE £210,000 - £220,000 - Fabulous four bedroom, terraced house on the outskirts of Grantham, great location for Dysart Park and the town's train station. Boasting a separate lounge and dining room, kitchen with utility area, cloakroom and modern bathroom. Viewing highly recommended.



Entrance

Private passageway to the side of the house gives access to the front door.

Entrance Hall

With a staircase to the first floor landing, oak flooring, and a radiator. Spacious under stairs storage space with space for appliances.

Lounge

13' 4" x 13' 4" (4.06m x 4.06m)

Having a feature fireplace, bay window with fitted shutters, decorative deep coving to the tall ceilings. Deep skirting boards and two radiators.

Dining Room

13' 4" x 13' 4" (4.06m x 4.06m)

With feature chimney breast and picture rails to the walls. Oak flooring, a radiator and French doors leading out to the garden.

Breakfast Kitchen

7' 2" x 17' 7" (2.18m x 5.36m)

Having a range of high gloss cream units at both the floor and eyelevel, one a half sink unit with a drainer and a mixer tap over, built-in electric oven with a ring gas hob and extractor hood above. Wall mounted cupboard housing the Viessmann boiler, (approx 9 years old with yearly servicing), space for an American fridge freezer. Oak effect tiled flooring, two windows to the side aspect and a part glazed door leading to the rear garden. Door leading through the utility area.

Utility Area

5' 2" x 9' 8" (1.57m x 2.95m)

With high gloss units at both the floor and eyelevel, plumbing for an automatic washing machine, and a radiator. Tiled flooring, sliding doors leading to the rear garden and door leading through to the cloak room.

Downstairs Cloakroom

Having a low level WC and sink, decorative tiling to the walls and window to the rear aspect.

First Floor Landing

Staggered staircase leading to the first floor landing. This spacious landing area has a radiator, picture rails to the walls and doors leading off to all four bedrooms and the family bathroom. Also providing access to the stairs to the second floor.

Bedroom Two

17' 4" x 13' 4" (5.28m x 4.06m)

This general size master bedroom has two windows to the front aspect, cupboard built into one side of the chimney breast and a radiator.

Bedroom Three

13' 4" x 13' 4" (4.06m x 4.06m)

With a window to the rear aspect, cupboards built-in to one side of the chimney breast and a radiator.

Bedroom Four

7' 8" x 11' 1" (2.34m x 3.38m)

With a window to the side aspect and a radiator.

Family Bathroom

10' 5" x 5' 9" (3.17m x 1.75m)

Comprising of a bath with a rainfall shower over. Fitted vanity sink unit with cupboard beneath, low-level WC. Marble effect tiling to the walls and the floor.

Decorative recess with Bluetooth and lighting. Heated towel rail, extractor fan, spotlights to the ceiling and window to the rear aspect.

Second Floor Bedroom

16' 4" x 16' 4" (4.98m x 4.98m)

Spacious bedroom has a vaulted ceiling and a window to the rear aspect, decorative wood panelling to the walls, built-in storage to the eaves space. Two full-size cupboards and a radiator.

General Description Outside

There is gated access to the rear garden which has a paved area ideal for an outside dining. Flower bed borders to the side, water feature and is fully enclosed by fencing.



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welcome to

Edward Street, GRANTHAM

- Traditional Terraced House
- Good Size Living Accommodation
- Modern Throughout
- Four Bedrooms
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: D

guide price

£210,000 - £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112400 - 0005

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