

Kedleston Road, Grantham NG31 7FG

welcome to

Kedleston Road, Grantham

GROUND FLOOR FLAT - Being sold with Tenant in Situe. In a popular location and in close proximity to the town's busy train station and some local amenities. Lovely two bedroom flat with a lounge diner, kitchen, two bedrooms and family bathroom. Viewing is highly recommended.













Entrance Porch

With a door leading through into the hallway.

Entrance Hallway

With carpet, cupboard for storage and doors leading into all rooms.

Lounge/Diner

8' 5" x 14' 7" (2.57m x 4.45m)

Lovely bright lounge diner with several windows to the front aspect, carpet and two radiators.

Kitchen

8' 5" x 8' 5" (2.57m x 2.57m)

With a window to the front aspect, wood effect units to both the floor and eye level with worktops over, sink, side drainer and mixer tap and tiled splashbacks. Integrated oven, gas hob and extractor hood above. plumbing for a washing machine, dishwasher, space for a fridge/freezer. Wall mounted boiler, radiator, and tiled flooring.

Master Bedroom

13' 1" x 8' 5" (3.99m x 2.57m)

With a window to the rear aspect, carpet, and a radiator.

Bedroom Two

7' 2" x 9' 5" (2.18m x 2.87m)

With a window to the rear aspect, carpet and a radiator.

Bathroom

8' 8" x 5' 2" (2.64m x 1.57m)

With a window to the rear aspect, bath with shower over, pedestal wash hand basin, low level WC, part tiling to the walls, vinyl flooring and a radiator.

General Description Outside

Each of these apartments has an allocated parking space.





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Kedleston Road, Grantham

- **Ground Floor Flat**
- Selling with Tenants in Situe
- Lounge Diner
- Two Bedrooms
- Close to Local Amenities & for Commuting

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£100,000

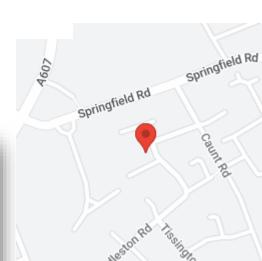






Lounge/Dining Room

Kitchen



Please note the marker reflects the postcode not the actual property

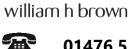
Map data @2024

view this property online williamhbrown.co.uk/Property/GST112397



Property Ref: GST112397 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

and boundaries of the property and other important matters before exchange of contracts.





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