



**Hill View Close, Grantham NG31 7PH**

**welcome to**

**Hill View Close, Grantham**

\*GUIDE PRICE £170,000 - £180,000\* - This well presented semi-detached house in a great location for the town and amenities, briefly offers a lounge, kitchen/diner, three bedrooms and family bathroom. Garage with off road parking and garden, Viewing Recommended.



### **Entrance**

Entering the property through a part glazed door with side glass panel into the entrance hall, having tiled flooring and door leading through into the lounge.

### **Lounge**

With a window to the front aspect, feature fire place with wooden surround, hearth and inset fire, wooden laminate flooring, a radiator, door through to the kitchen and staggered staircase with side window leading to the first floor landing.

### **Kitchen**

With a window to the rear aspect, and having a range of white floor units with black worktops over, one and a half stainless sink with side drainer and mixer tap. Freestanding cooker with black splashback, wall mounted boiler, plumbing for a washing machine, space for fridge/freezer. Tiled flooring, radiator and sliding patio doors leading out to the rear garden.

### **First Floor Landing**

With doors leading off to the bedrooms and family bathroom.

### **Bedroom One**

With a window to the front aspect, inset shelving, carpet and a radiator.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Family Bathroom**

With a window to the rear aspect, bath with shower over, pedestal wash hand basin, low level WC, part

tiling to the walls, tiled flooring and a radiator.

### **General Description Outside**

Approaching the property to the front there is a concrete driveway for approximately two vehicles, gravel front with some mature shrubs. There is gated access through to the rear.

The rear garden is mainly laid to lawn enclosed by fencing with some gravelled borders and shrubs. Personal door into the rear of the garage.

Single garage with up and over door.



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## Hill View Close, Grantham

- Semi-Detached House
- Well Presented Throughout
- Modern Kitchen/diner
- Three Bedrooms
- Great Location for Local Amenities

Tenure: Freehold EPC Rating: C

guide price

**£170,000 - £180,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
GST112255 - 0003

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