

Harrowby Lane, Grantham NG31 9NL



welcome to

Harrowby Lane, Grantham

GUIDE PRICE £145,000 - £150,000 - Great starter home in need of some renovation works, this end-terraced house comprises of a lounge, kitchen, two bedrooms and bathroom, there is off road parking and enclosed garden to the rear. In close proximity to some local amenities.













Entrance Hall

Housing the consumer unit, staircase leading to the first floor landing, door leading into the kitchen and a radiator.

Lounge

13' 5" max x 11' 7" (4.09m max x 3.53m) Tiled flooring, coving to the ceiling, large understairs storage cupboard, radiator and patio doors leading out the rear garden.

Kitchen

8' 3" x 9' 4" max (2.51m x 2.84m max) With a window to the front aspect, a range of wooden units to both the floor and eye level with black worktops over, stainless steel sink with drainer. Laminate floor and a radiator.

First Floor Landing

With doors leading to the bedrooms and family bathroom.

Bedroom One

 $8^{\prime}\,2^{\rm "}\,x\,11^{\prime}\,7^{\rm "}$ ($2.49m\,x\,3.53m$) With a window to the rear aspect, exposed floorboards, and a radiator.

Bedroom Two

11' 7" x 8' 4" max (3.53m x 2.54m max) With a window to the front aspect, built-in cupboard for storage, coving to the ceiling, exposed floorboards, and a radiator.

Family Bathroom

Having a bath with shower over, pedestal wash hand basin, low level WC, laminate flooring and a radiator.

General Description Outside

Approaching the front there is a lawned area and path leading to the front door. The rear garden has a large paved patio, lawn and enclosed by fencing. Communal parking to the rear.





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Harrowby Lane, Grantham

- End-Terraced House
- Lounge & Kitchen
- Two Bedrooms
- Communal Parking and Garden to the Rear
- In Need of Some Renovation

Tenure: Freehold EPC Rating: C

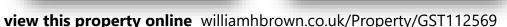
£145,000 - £150,000













Property Ref: GST112569 - 0004 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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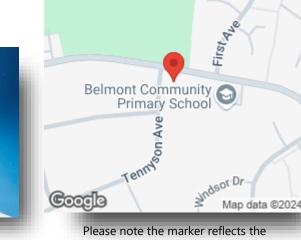


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postcode not the actual property