



**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' 2" x 11' 7" ( 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112569 - 0004

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