



Goldsmith Road, Grantham NG31 9QW



**william
h brown**

welcome to

Goldsmith Road, Grantham

Fixed price of £210,000, this semi-detached house is well presented throughout and close to some local amenities. Great family home consisting of a lounge, modern kitchen with underfloor heating, utility, three bedrooms, en-suite, large maintained garden with off-road parking. Viewing Essential



Entrance

To the front there is a good size open brick porch. Entering the property through a part glazed door into the entrance hall with staircase leading to the first floor landing and door leading into the lounge.

Lounge Diner

11' x 19' 8" max (3.35m x 5.99m max)

Beautiful dual aspect room with a triple glazed bay window to the front aspect and a window to the rear aspect with a radiator underneath. Feature fireplace with hearth, surround and gas fire. Cream carpet throughout with space for dining table and door leading through to the kitchen.

Kitchen

10' 7" x 13' 2" max (3.23m x 4.01m max)

With a window to rear aspect and having a range of white gloss units to both the floor and eye level and oak worktops over, black matte sink with a door to the garden, with electric underfloor heating, Built in oven, electric hob and extractor fan. Black matte sink with side drainer, rinser and mixer tap. There is an integrated oven, microwave, electric hob with extractor hood above, downlighters to the ceiling, wood effect laminate flooring, low level cabinet lighting and door leading out to the rear garden.

Utility Room

6' 6" x 9' 2" (1.98m x 2.79m)

With a door leading out to the front porch, comprising of white gloss units and oak worktops over, space for a washing machine and dryer, door leading through to the kitchen.

First Floor Landing

The spacious landing area has cream carpets, storage cupboard and doors to the bedrooms and family bathroom.

Master Bedroom

9' 7" x 14' 5" max (2.92m x 4.39m max)

This irregular shaped room has a window to rear aspect, carpet, coving to the ceiling, a radiator and door leading through to the en-suite.

En-Suite

With a window to the rear aspect, shower cubicle with power shower, small vanity sink unit with storage, low level WC, downlighters to the ceiling, radiator, new wood effect flooring and an extractor fan.

Bedroom Two

14' 2" x 9' 8" max (4.32m x 2.95m max)

Good sized double room with a window to the front aspect, carpet, coving to the ceiling and a radiator.

Bedroom Three

6' 8" x 10' 4" max (2.03m x 3.15m max)

With window to front aspect, carpet, coving to the ceiling and a radiator.

Family Shower Room

5' 5" x 8' 9" (1.65m x 2.67m)

With stained window to the rear aspect, Walk in cubicle with power shower, vanity sink unit with storage, low level WC, full length coloured radiator, LED lights and wood effect flooring.

General Description Outside

Approaching the property to the front there is a concrete driveway with gravel frontage, coloured fencing panels to the front and both sides.

Gated access through to the rear garden.

This lovely good sized rear garden features lawned areas with a gravel pathway and borders, decked seating area for outside dining or entertaining. There is plenty of room for storage and relaxing, all enclosed by fencing.



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welcome to

Goldsmith Road, Grantham

- Semi-Detached House
- Lounge/Diner
- Modern Kitchen
- Three Bedrooms & En-Suite
- Large Maintained Garden & Off-Road Parking

Tenure: Freehold EPC Rating: C

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112531 - 0003

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