



**Dalrymple, Main Street, Hougham, Grantham NG32 2JD**

**welcome to**

**Dalrymple, Main Street, Hougham, Grantham**

GUIDE PRICE \*£300,000 - £325,000\* This Beautiful two bedroom bungalow has spacious gardens to both the front and open field views to the rear. With space for potential to extend (subject to planning permission). Off road parking for several vehicles, boasting good size accommodation throughout.



### **Entrance Hall**

Good size hallway, giving access to the kitchen and second reception room to the rear. Nice separation of rooms to create a nice flow with both bedrooms being on the right-hand side as you enter and door leading into the lounge.

### **Lounge**

11' 2" x 13' 5" ( 3.40m x 4.09m )

With a good size front double glazed front window, with no gas to the property, the room comprises of an electric heater and an electric fire.

### **Reception Room**

11' 2" x 14' 9" ( 3.40m x 4.50m )

Secondary entrance to the rear of the property. Has two double glazed windows to both sides of the room plus another door to the side, giving access to the rear garden. Consistent with the rest of the property, not having gas, the room has an electric heater and access to a downstairs WC. This is the vendors preferred room.

### **Utility Room**

7' 4" x 6' 8" ( 2.24m x 2.03m )

Giving access through to the second reception room at the rear of the property, and having a double glazed window to the rear aspect making it a bit more of an inviting space. Stainless steel sink also with plumbing for a washing machine. Benefitting from a space for a fridge freezer and is positioned to the rear of the property resulting in a better layout for potential buyers.

### **Kitchen**

10' 8" x 13' 5" ( 3.25m x 4.09m )

Good size kitchen with plenty of room to entertain with a double glazed window to the side aspect bringing light into the room. Has a single glazed window and door to the rear providing access to the second reception room. Kitchen units themselves compromise of integrated appliances such as a fridge freezer and dishwasher. Again as throughout the property there is an electric heater, tiled flooring and provides access to the entrance hall.



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### **Bedroom One**

11' 2" x 13' 9" ( 3.40m x 4.19m )

With a window to the front aspect. Minimal room with standalone storage but is a good size double room.

### **Bedroom Two**

11' 4" x 11' 2" ( 3.45m x 3.40m )

Slightly smaller room but still a good size double. Access to this room is to the rear of the entrance hall with double glazed windows to the side and rear aspects, bringing a lot of light into the room. Similar to the main bedroom it is very minimal with standalone storage.

### **Bathroom**

Has an obscure double glazed window to the rear and comprising of a WC, wash hand basin, separate bath and an electric shower. The bathroom is also part tiled but is a good size family bathroom with scope to do some modernisation if needed.

### **General Description Outside**

Approaching the property to the front there is a small picket fence with a block paved driveway for several vehicles. Mostly laid to lawn at the front with a pathway and flower borders to the front door. The rear is a sizeable garden with enough space to entertain but is private enough as not being overlooked by other properties. Has access to further land at the rear of the property which is surrounded by field views and paddocks housing horses making a pleasant garden surrounding and attractive area for prospective buyers. Access to rear garden comes through rear doors from the property and access from either side of the property and potentially an opportunity for future extensions or work, (subject to planning permission).

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## Dalrymple Main Street, Hougham Grantham

- Detached Bungalow
- Kitchen with Utility
- Two Bedrooms
- Off Road Parking for Several Vehicles
- Open Field Views to the Rear

Tenure: Freehold EPC Rating: F

**£300,000 - £325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST112441 - 0003

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