



**Kedleston Road, GRANTHAM NG31 7FG**

**welcome to**

**Kedleston Road, GRANTHAM**

\*GUIDE PRICE LETTER £175,000,- £185,000\* - Ideal starter home for first time buyers, and great location for commuting. End-terraced house with lounge/diner, kitchen, downstairs cloakroom, two bedrooms and bathroom. Providing a parking space and lovely garden to the rear.



### **Entrance Hall**

Entering the property at the front through a part glazed door into the hallway, with carpet, staircase leading to the first floor landing, radiator and doors leading to the kitchen, downstairs cloakroom and lounge.

### **Downstairs Cloakroom**

With a window to the front aspect, carpet, wash hand basin, low level WC and a radiator.

### **Kitchen**

With a window to the front aspect, and having a range of light wooden units to both the floor and eye level with dark marble effect worktops over, stainless steel sink with side drainer and mixer tap. White tile splashbacks with integrated oven, hob and extractor hood above. Wall mounted boiler, space for a washing machine and fridge freezer, and tiled flooring.

### **Lounge**

With a window to the rear aspect, carpet, radiator, under stairs storage cupboard and French doors leading out to the rear garden.

### **First Floor Landing**

With doors leading to the bedrooms and bathroom.

### **Bedroom One**

With a window to the front aspect, carpet, radiator and built-in storage cupboard/wardrobe

### **Bedroom Two**

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

### **Bathroom**

With a window to the rear aspect, bath with shower over, pedestal wash hand basin, low level WC, carpet, radiator and partial tiled walls.

### **General Description Outside**

Approaching the property to the front there is a small slated frontage which can be used for parking and driveway, with pathway to the side gate access and step up to the front door.

The lovely sized rear garden is mainly laid to lawn with patio areas for seating or outside dining, gravelled borders and enclosed by fencing.



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## Kedleston Road, GRANTHAM

- End-Terraced House
- Perfect Starter Home for First Time Buyers
- Lounge/Diner
- Two Bedrooms
- Parking Space & Rear Garden

Tenure: Freehold EPC Rating: C

**£175,000 - £185,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112632 - 0002

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