



**Truro Close, Grantham NG31 8PH**

**welcome to**

**Truro Close, Grantham**

\*GUIDE PRICE £155,000 - £165,000\* - Perfect First Time Buyer or Investor home. Lovely semi-detached house in a sought after area off Barrowbygate. Close to local amenities including shop, pharmacy and primary school this property offers a lounge, kitchen diner, two bedrooms and bathroom.



### Entrance Hall

Entering the property through a part-glazed door into the entrance hall with carpet, radiator, staircase leading to the first floor landing and door through to the lounge.

### Lounge

12' 9" max x 13' 4" ( 3.89m max x 4.06m )

With a window to the front aspect, feature fireplace with surround and inset electric fire, wooden effect flooring, radiator and archway leading through to the dining kitchen.

### Kitchen Diner

7' 2" x 12' 4" ( 2.18m x 3.76m )

With a window the rear aspect, and having a range of units to both the floor and eye level with worktops over, stainless sink with drainer, inset oven, hob and extractor above. Space for appliances, tiled floor, radiator and door leading out to the rear garden.

### First Floor Landing

With, carpet, radiator, hatch access to the loft and doors leading to the bedrooms and bathroom.

### Bedroom One

12' 4" max x 11' 10" ( 3.76m max x 3.61m )

With a window to the front aspect, carpet and a radiator. Bedroom one 11.93×9.36  
Carpet radiator and window to the front

### Bedroom Two

6' 1" x 8' 10" ( 1.85m x 2.69m )

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

### Bathroom

6' x 5' 7" ( 1.83m x 1.70m )

With a window to the rear aspect and comprising of a bath with shower over, wash hand basin, low level WC, and tiled walls.

### General Description Outside

Approaching the property to the front with space for off-road parking and gate leading through to the rear of the property.

The rear garden features lawn, patio area ideal for outside dining and enclosed by fencing.



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## Truro Close, Grantham

- Semi-Detached House
- Ideal First Time Buyer or Investor
- Well Presented Throughout
- Two Bedrooms
- Driveway for Off-Road Parking

Tenure: Freehold EPC Rating: D

guide price

**£155,000 - £165,000**



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Property Ref:  
GST112734 - 0005

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postcode not the actual property