



**Newcastle Close, Grantham NG31 8SG**

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## **Newcastle Close, Grantham**

\*GUIDE PRICE £185,000 - £195,000\* - In a sought after location this three bedroom, semi-detached house offers a lounge, kitchen diner, conservatory, three bedrooms and family bathroom. Off-road parking and enclosed rear garden. Fair condition throughout and decorated in a neutral colour scheme.



### Entrance Hall

With space for coats etc, staircase to the first floor landing, laminate flooring and door leading through to the lounge.

### Lounge

11' 5" x 13' 1" ( 3.48m x 3.99m )

With a window to the front aspect, feature brick wall, radiator, laminate flooring and door leading into the kitchen.

### Kitchen Diner

15' x 7' 8" ( 4.57m x 2.34m )

With a window to the rear aspect, and having a range of light units to both the floor and eye level with dark worktops over, stainless sink, rinser, side drainer and mixer tap with decorative tiled splashback. Integrated oven, hob with extractor hood above, laminate flooring, space for appliances, radiator, understairs storage cupboard and door leading into the conservatory.

### Conservatory

9' 1" x 8' 6" ( 2.77m x 2.59m )

Additional living space this conservatory built with a dwarf brick wall has tiled flooring and door opening up to the rear garden.

### First Floor Landing

With a window to the side aspect, doors leading to the bedrooms and family bathroom. Hatch access to the loft (vendor advises is partially boarded).

### Bedroom One

8' 3" x 10' 2" ( 2.51m x 3.10m )

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

### Bedroom Two

8' 4" x 9' ( 2.54m x 2.74m )

Another double rooms with a window to the rear aspect, carpet and a radiator.

### Bedroom Three

6' 8" x 6' 3" ( 2.03m x 1.91m )

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

### Family Bathroom

7' 9" x 6' 3" ( 2.36m x 1.91m )

With a window to the rear aspect and having a three piece suite comprising of a bath with shower over, pedestal wash hand basin, low level WC, radiator and laminate flooring.

### General Description Outside

The open front with lawn and a driveway for approximately two vehicles, gated access through to the rear.

The enclosed rear garden is mainly laid to lawn with a paved patio area, perfect for outside dining.



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## Newcastle Close, Grantham

- Semi-Detached House
- Perfect for First Time Buyer or Investor
- Conservatory
- Three Bedrooms
- 'Move in Ready'

Tenure: Freehold EPC Rating: C

guide price

**£185,000 - £195,000**



Please note the marker reflects the postcode not the actual property

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GST112736 - 0003

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