



Valley Road, Grantham NG31 7ND

welcome to

Valley Road, Grantham

GUIDE PRICE £170,000 - £180,000 - Fabulous semi-detached family house in a sought after location. Close to some local amenities the property, well presented throughout and benefits from a good size lounge, kitchen diner, family bathroom, garage and off-road parking. Viewing Recommended.



Entrance

Entering the property through a part glazed door, and side panel with laminate flooring a radiator, coving to the ceiling, staircase leading to the first floor landing, and door through to the lounge.

Lounge

10' 8" max x 15' 5" max (3.25m max x 4.70m max)

With a window to the front aspect, radiator, wood effect laminate flooring, coving to the ceiling and door leading through to the kitchen.

Kitchen Diner

14' 1" x 8' 8" (4.29m x 2.64m)

With a window to the rear aspect and having a range of white units to both the floor and eye level with black work surfaces over, stainless steel sink, side drainer, mixer tap and black splashback. Integrated oven, hob, extractor, fridge freezer, dishwasher. Space for a washing machine, coving and spotlights to the ceiling, wood effect laminate flooring, radiator and an understairs storage cupboard.

First Floor Landing

With a window to the side aspect, a storage cupboard, hatch access to the loft and doors to the bedrooms and family bathroom.

Bedroom One

12' 6" x 8' (3.81m x 2.44m)

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

Bedroom Two

11' 9" max x 7' 9" max (3.58m max x 2.36m max)

An L-shaped double room, with a window to the rear aspect, carpet, coving to the ceiling and a radiator.

Bedroom Three

5' 8" x 9' 5" max (1.73m x 2.87m max)

With a window to the front aspect, wood effect laminate flooring, coving to the ceiling, box over the stairs, and a radiator. This would make a great office space.

Family Bathroom

5' 8" x 5' 3" max (1.73m x 1.60m max)

With a window to the rear aspect, P-Shaped bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, fully tiled walls and vinyl flooring.

General Description Outside

Approaching the property to the front, the open block paved front and driveway gives access to the single garage to the rear. Side gate access.

The enclosed rear garden features a paved patio area, perfect for outside dining or entertaining, lawn and a shed. Further paved patio area behind the garage.



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- Semi-Detached House
- Good Size Accommodation
- Three Bedrooms
- Garage & Off-Road Parking
- Sought After Location

Tenure: Freehold EPC Rating: D

guide price

£170,000 - £180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST112724 - 0003

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