



**Castlegate, GRANTHAM NG31 6SW**

**welcome to**

**Castlegate, GRANTHAM**

\*GUIDE PRICE £260,000 - £270,000\* - This is a great opportunity to buy this Grade II Listed townhouse in the town centre. Spacious accommodation over three floors perfect for a family with schools in close proximity. Viewing is highly recommended so give us a call on 01476 566363.



### Entrance Hall

Entering the property at the front with feature windows over the door, leading into the hallway with a radiator and doors into the lounge and dining room and cellar.

### Lounge

12' 1" x 13' 1" ( 3.68m x 3.99m )

Lovely open room with tall windows to the front aspect, stunning fireplace with polished stone mantle, open fire, carpet, and deep skirting's.

### Dining Room

13' 5" x 9' 4" ( 4.09m x 2.84m )

With a window to the rear aspect, deep skirting's, coving to the ceiling, carpet, radiator, steps through to the kitchen and door through to storage space.

### Kitchen

7' x 14' 2" ( 2.13m x 4.32m )

This galley style kitchen with a feature beam to the ceiling has a window to the side aspect, and having a range of wood effect units to both the floor and eye level with worktops over, stainless steel sink with rinser, side drainer and mixer tap. Benefitting from an integrated oven, hob and extractor hood above, and plumbing for a dishwasher. Sloping ceiling (restricted head height), open through to a rear hallway/space and downstairs bathroom, back door leading out to the side aspect.

### Rear Hall Space

With a window to the side aspect, plumbing for a washing machine, external vent for a tumble dryer and door leading into the downstairs bathroom.

### Downstairs Bathroom

With a window the side aspect, bath, shower cubicle, pedestal wash hand basin, low level WC, extractor fan, carpet, partial tiling to the walls, sloping ceiling (restricted head height).

### First Floor Landing

With doors leading into bedroom one and the dressing room and staircase leading to the second floor.

### Bedroom One

13' 10" x 13' 8" ( 4.22m x 4.17m )

Lovely large bedroom with two windows to the front aspect, feature fireplace with plinth, surround, beautiful tiling and open grate, built-in wardrobe, shelving, carpet, radiator, coving to the ceiling and door leading into the en-suite.

### En-Suite

9' 1" x 4' ( 2.77m x 1.22m )

With a window to the rear aspect, shower unit, pedestal wash hand basin, low level WC, carpet, extractor fan, built-in vanity unit, and a radiator.

### Dressing Room/Bedroom Five

9' 8" x 4' 2" ( 2.95m x 1.27m )

With a window to the rear aspect, carpet and a radiator, this room could possibly be used as a dressing room, office space, playroom or nursery.

### Second Floor Landing

With doors leading into the bedrooms.

### Bedroom Two

10' x 10' ( 3.05m x 3.05m )

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

### Bedroom Three

13' 11" x 7' ( 4.24m x 2.13m )

With a window to the front aspect, carpet, coving to the ceiling, hatch access to the loft and a radiator.

### Bedroom Four

10' x 6' 1" ( 3.05m x 1.85m )

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

### General Description Outside

A lovely enclosed walled garden, with steps up to a block paved patio area perfect for outside dining or entertaining, leading to a good size lawn with shaped conifers and hedging. Extra gravelled area which could be used as another seating area to the rear.



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## Castlegate, GRANTHAM

- Grade II Listed Townhouse
- Spacious Accommodation
- Period Features Throughout
- Five Bedrooms
- Sectional Rear Garden

Tenure: Freehold EPC Rating: C

guide price

**£260,000 - £270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST111180 - 0006

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