

**Harrowby Road, Grantham NG31 9DY** 

## welcome to

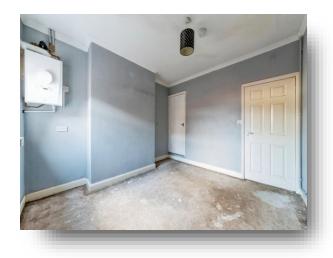
# **Harrowby Road, Grantham**

Fixed Price of £120,000 - Perfect Investor Property or for First Time Buyers!! In need of some TLC, this is a great property with two reception rooms, two double bedrooms, kitchen and wetroom. Small frontage, side passage and courtyard rear garden.













#### **Entrance**

Entering the property through a part glazed door to the side from the shared alleyway, with understairs storage cupboard, and doors leading to the lounge and dining room.

#### Lounge

10' 11" max x 10' 9" max ( 3.33m max x 3.28m max ) With a window to the front aspect, chimney breast, coving to the ceiling, radiator, and cupboards housing the consumer unit.

#### **Dining Room**

10' 10" max x 11' 9" max ( 3.30m max x 3.58m max ) With a window to the rear aspect, radiator, wall mounted boiler, coving to the ceiling, door to the staircase and first floor landing and open through to the kitchen.

#### Kitchen

4' 10" x 8' 11" ( 1.47m x 2.72m )

A very practical kitchen with window to side aspect, and having a range of wood effect units to both the floor and eye level with marble effect worktops over, stainless steel sink with drainer, mixer tap and white tile splashbacks. Radiator, space for appliances, door leading out to the rear courtyard and sloping ceiling (restricted head height).

## **First Floor Landing**

Wood flooring, airing cupboard with water tank, hatch access to the loft and doors leading to the bedrooms and wetroom.

#### **Bedroom One**

11' 2" max x 10' 11" max ( 3.40m max x 3.33m max ) With a window to the front aspect, radiator, exposed floorboards, chimney breast, and deep skirting boards.

#### **Bedroom Two**

11' 11" max x 8' 2" max ( 3.63m max x 2.49m max ) With a window to rear aspect, radiator, chimney breast, exposed floorboards and deep skirting boards.

#### Wetroom

8' 8" x 5' 1" ( 2.64m x 1.55m )

With a window to the rear aspect, wall mounted shower, pedestal wash hand basin, partially tiled walls, sink, radiator and extractor fan.

## **General Description Outside**

To the front there is a small gravelled area with a dwarf brick wall, alleyway leading through to the rear.

The rear courtyard garden features a small paved patio area and mostly gravel, enclosed by fencing. Brick outbuildings to the rear for storage.





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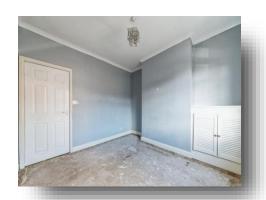
# **Harrowby Road, Grantham**

- Mid Terraced House
- Two Reception Rooms
- Two Double Bedrooms
- In Need of Some TLC
- Investor or First Time Buyer Property

Tenure: Freehold EPC Rating: D

£120,000









St Anne's St Taxis Grantham Airport Transfer St Vincent's Rd Bridge St Google Map data @2025

Please note the marker reflects the postcode not the actual property

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Property Ref: GST112953 - 0005

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