

New Street, GRANTHAM NG31 8BB

william h brown

welcome to

New Street, GRANTHAM

GUIDE PRICE £130,000 - £140,000 - Lovely traditional terraced house in a town centre location. Offering two reception rooms, kitchen, two bedrooms, bathroom and low maintenance rear garden. Perfect first time buyer property well presented throughout.













Entrance Hall

Entering the property through the passage at the side, having a part-glazed door into the entrance hall. Storage cupboard, doors leading through to the lounge and dining room.

Lounge

11' 1" max x 11' 4" (3.38m max x 3.45m) With a window to the front aspect, radiator, coving to the ceiling, carpet, and brick wall feature with open fireplace.

Dining Room

11' max x 11' 4" (3.35m max x 3.45m) With laminate flooring, a part glazed door to the garden, wall mounted boiler, door to the staircase leading to the first floor landing, and open through to the kitchen with breakfast bar.

Kitchen

6' 8" max x 5' 8" (2.03m max x 1.73m) With a window to the side aspect, wood effect units to both the floor and eye level with worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashback. Built-in oven, hob, and extractor hood above, and laminate flooring. Very practical kitchen.

First Floor Landing

With doors to the bedrooms and bathroom.

Bedroom One

12' 7" max x 11' 4" (3.84m max x 3.45m) With a window to the front aspect, built-in wardrobes, carpet and radiator.

Bedroom Two

7' 7" x 11' 4" max ($2.31m \times 3.45m max$) With a window to the rear aspect, this irregular shape room has carpet, radiator, and storage cupboard.

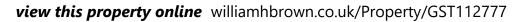
Family Bathroom

With a window to the rear aspect, shower cubicle, vanity sink unit, low level WC, wood effect flooring, radiator and fully tiled walls.



General Description Outside

Low maintenance courtyard, enclosed by fencing, gate and shared access for the bins.





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New Street, GRANTHAM

- Traditional Terraced House
- Two Reception Rooms
- Two Double Bedrooms
- Low Maintenance Garden
- Town Centre Location

Tenure: Freehold EPC Rating: D

guide price £130,000 - £140,000





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chambers

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Please note the marker reflects the

postcode not the actual property



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