



**New Street, GRANTHAM NG31 8BB**



**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 x 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112777 - 0003

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