



Bedford Close, Grantham NG31 9UQ

welcome to

Bedford Close, Grantham

GUIDE PRICE £175,000 - £185,000 - Three bedroom semi detached house sitting on a corner plot and with the addition of a conservatory, also offering a driveway and car port for off road parking. In need of some modernisation.



Entrance Porch

This brick built porch has a part glazed door and a window to the front aspect. Built in cupboard housing the meter.

Entrance Hall

Entering through a part glazed door from porch, this entrance hall has a staircase to the first floor with understairs storage. Radiator, coving to the ceiling, and tiled flooring.

Kitchen

9' x 12' 7" (2.74m x 3.84m)

Having a range of woodgrain effect units at both floor and eye level with worksurfaces over, black coloured sink unit with a drainer to one side. Part tiling to the walls.

To include the cooker, built in fridge freezer and washing machine. Radiator and tiled flooring.

Lounge

10' 3" x 15' 8" (3.12m x 4.78m)

Fireplace with electric fire. Radiator, ceiling fan, coving to the ceiling, sliding patio doors leading to the conservatory and carpeted flooring, There is electronic security shutter between the lounge and conservatory.

Conservatory

10' 4" x 8' 7" (3.15m x 2.62m)

This glazed conservatory has a brick built dwarf wall and french doors leading to the garden. Tiled flooring.

First Floor Landing

With a hatch access to the loft, built in airing cupboard housing the boiler, coving to the ceiling and carpeted flooring.

Bedroom One

10' 4" x 9' 2" (3.15m x 2.79m)

This double bedroom has a window to the rear aspect, radiator underneath, coving to the ceiling, wooden flooring, and field views.

Bedroom Two

8' 4" x 12' 9" max (2.54m x 3.89m max)

With a window to the front aspect, with a radiator underneath, built in double wardrobes, carpeted flooring, and coving to the ceiling.

Bedroom Three

6' 11" x 10' 6" (2.11m x 3.20m)

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

Shower Room

Shower cubicle, low level wc and wash hand basin, part tiling to the walls and spotlights to the ceiling. Wood effect flooring and obscure window.

Description Outside

To the front of the property there is a garden area designed for low maintenance with slate chipping's and a range of shrubs, with a driveway for off road parking to the side and leading to the car port. Gated access leading to the rear garden, which has a decking area, feature paved patio area. To include a shed.



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Bedford Close, Grantham

- THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE, KITCHEN AND CONSERVATORY
- CARPORT AND DRIVEWAY
- IN NEED OF SOME MODERNISATION
- IN A VERY SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: C

guide price

£175,000 - £185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112543 - 0005

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