



Goodliff Road, Grantham NG31 7PG

welcome to

Goodliff Road, Grantham

GUIDE PRICE £195,000 - £205,000 - Great family home in a popular location offering spacious accommodation including a lounge, kitchen diner, three bedrooms, bathroom, garage and gardens. Close to some local amenities, viewing is highly recommended.



Entrance

Steps leading up to the front part glazed door with side panels into the lounge.

Lounge

15' 5" Max x 20' 9" Max (4.70m Max x 6.32m Max)

With windows to the front and side aspects, feature fireplace with white surround and inset fire, two radiators, carpet, and staircase leading to the first floor landing.

Kitchen Diner

15' 4" max x 10' 1" max (4.67m max x 3.07m max)

Lovely open plan area with windows to the rear and side aspects, white handleless units to both the floor and eye level with wood effect worktops over, black sink, drainer, mixer tap and grey subway tile splashbacks. Integrated electric oven, hob with extractor hood above, space for appliances and plumbing for an automatic washing machine. Featuring a small island, two radiators, wood effect laminate flooring and tile effect flooring in the dining area. Patio doors leading out to the rear garden.

First Floor Landing

With a window to side aspect, carpet, airing cupboard housing the brand new boiler, hatch access to the loft and doors leading to the bedrooms and bathroom.

Bedroom One

12' 11" x 8' 7" (3.94m x 2.62m)

With a window to the front aspect, wardrobe space built into the walls, carpet, and radiator.

Bedroom Two

10' 1" x 8' 8" (3.07m x 2.64m)

With a window to the rear aspect, wardrobe space in the walls, carpet and radiator.

Bedroom Three

6' 6" x 9' 9" (1.98m x 2.97m)

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

Family Bathroom

With a window to the rear aspect, and comprising of a bath with shower over, pedestal wash hand basin, low level WC, partially tiled walls, wood effect laminate flooring and heated towel rail.

General Description Outside

Approaching the property to the front having a shared driveway leading to a single garage at the rear (not accessible for a car).

The rear garden features a patio area perfect for outside dining and entertaining, lawns and a summerhouse.

Agent Note:

A brand new boiler and flue will be fitted at the property by the vendor.



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welcome to

Goodliff Road, Grantham

- Semi-Detached Family House
- Open Plan Kitchen Diner
- Three Bedrooms
- Good Size Plot
- Garage and Gardens

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£195,000 - £205,000



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Property Ref:
GST113126 - 0004

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william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk

Please note the marker reflects the
postcode not the actual property