



Huntingtower Road, Grantham NG31 7AX

welcome to

Huntingtower Road, Grantham

GUIDE PRICE £230,000 - £240,000 - Great location for the busy train station and town centre. Well presented throughout this semi-detached house offers spacious accommodation with off-road parking and lawned gardens to the rear. Viewing is Highly Recommended.



Entrance Porch

Lovely entrance porch with arched doorway and part-glazed door and door leading into the entrance hall.

Entrance Hall

With a window to the front, large understairs storage cupboard, wood effect flooring, staircase leading to the first floor landing and doors leading into the lounge/diner.

Lounge Diner

25' 9" x 12' max (7.85m x 3.66m max)

With a bay window to the front aspect, wood effect flooring, radiator, coving to the ceiling, French doors leading out to the rear garden and door through to the kitchen.

Kitchen

12' 4" max x 7' 6" (3.76m max x 2.29m)

With a window to the side aspect, and having a range of cream units to both the floor and eye level with wood effect worktops over, stainless steel sink, mixer tap and tile splashbacks. Integrated oven, hob and extractor hood above, tile effect flooring, plumbing for a washing machine, and space for appliances. Wall mounted boiler.

First Floor Landing

With a window to the side aspect, carpet, coving to the ceiling, doors leading into the bedrooms and family bathroom, hatch access to the loft (vendor advises is fully boarded).

Bedroom One

12' x 10' 10" (3.66m x 3.30m)

With a window to rear aspect, wood effect floor, coving to the ceiling and radiator.

Bedroom Two

12' x 11' 4" (3.66m x 3.45m)

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

Bedroom Three

8' 9" x 7' 5" (2.67m x 2.26m)

With a window to the front aspect, laminate flooring, coving to the ceiling and radiator. Vendor is currently using this room as a home office.

Family Bathroom

7' 1" x 6' (2.16m x 1.83m)

With a window to the rear aspect, and comprising of a bath with shower over, vanity sink unit, low level WC, tiling to the walls, laminate wood effect flooring, and a heated towel rail.

General Description Outside

Approaching the property to the front with a dwarf wall and gate to a pathway leading to the front door, lawn and driveway for off-road parking. Gated access through to the rear.

The private enclosed rear garden features a patio area perfect for outside dining and entertaining, lawn, borders with some mature shrubs and flowers and a shed.



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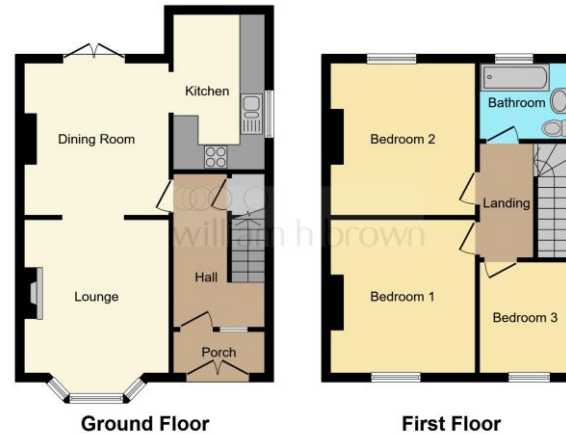
Huntingtower Road, Grantham

- Semi-Detached House
- Well Presented Throughout
- Three Bedrooms
- Driveway for Off Road Parking
- Gardens to the Rear

Tenure: Freehold EPC Rating: D

guide price

£230,000 - £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113125 - 0002

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