



Harby Close, Grantham NG31 7XA

welcome to

Harby Close, Grantham

GUIDE PRICE £170,000 - £180,000 - Three bedroom end of terrace family house situated on the outskirts of Grantham, with gardens to the front and rear and off road parking in a communal parking area. Nice and modern throughout, this is a home that is 'Move in' ready.



Entrance

Entering through part glazed door, with under stairs storage and radiator.

Lounge

11' 8" x 14' 5" (3.56m x 4.39m)

With a feature Adam style fireplace with wood surround and inset gas fire. Window to the front aspect and a radiator.

Dining Kitchen

11' 3" x 13' 4" (3.43m x 4.06m)

This good size dining kitchen has a vast range of white coloured units at both floor and eye level with worksurfaces over. Free standing aga style electric oven, with 7 ring gas hob and extractor chimney hood above. Stainless steel sink with a single drainer and a mixer tap over. Decorative tiled splashbacks, laminate flooring, radiator. Window to the rear aspect.

Utility Room / Cloakroom

8' 7" x 4' 9" (2.62m x 1.45m)

This beautifully fitted cloakroom/utility room, has a fitted worktop and space underneath for appliances, with a range of cupboards fitted above. With fitted low level wc, heated towel rail and window to side aspect.

First Floor Landing

With a door leading to the airing cupboard, and a hatch access to the loft.

Bedroom One

13' 4" x 8' 7" (4.06m x 2.62m)

Generous size double bedroom has a window to the rear aspect with a radiator below.

Bedroom Two

11' 7" x 8' 9" (3.53m x 2.67m)

A second good size double bedroom, with a window to the front aspect, and a radiator.

Bedroom Three

10' 7" x 7' 9" (3.23m x 2.36m)

With a window to the rear aspect and a radiator.

Family Shower Room

6' 3" x 7' 7" (1.91m x 2.31m)

This beautiful newly fitted shower room has a walk in shower with a glazed side panel, decorative tiled walls, vanity sink unit with cupboards beneath, and low level wc. Heated towel rail, and obscure window to the rear aspect.

Description Outside

To the rear this lovely size family garden has been paved for easy maintenance and is ideal for outside dining. With dwarf wall height raised flower beds to one side. The garden is to include a summer house and a shed (which has a fridge and a freezer inside, which will be staying, and is fully enclosed by fencing.

To the front of the property there is a garden area with a path leading to the front door.



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welcome to

Harby Close, Grantham

- SPACIOUS THREE BEDROOM FAMILY
- GOOD SIZE ROOMS THROUGHOUT
- LOUNGE AND DINING KITCHEN
- GARDENS TO THE FRONT AND THE REAR
- ON THE OUTSKIRTS OF TOWN

Tenure: Freehold EPC Rating: B

guide price

£170,000 - £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113182 - 0006

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