

Walton Gardens, Grantham NG31 7BJ

welcome to

Walton Gardens, Grantham

GUIDE PRICE £220,000 - £230,000 - Beautifully presented and modern throughout this semi-detached house is located on the outskirts of town close to some local amenities. Benefitting from a downstairs shower room and upstairs family bathroom, this one is not to miss!!













Entrance

Entering the property through a part glazed door into the entrance hall with wood effect vinyl flooring, carpet to the stairs, spotlights to the ceiling, radiator, staircase leading to the first floor landing and doors into the kitchen, lounge, conservatory and downstairs shower room.

Kitchen

12' 10" x 8' 10" (3.91m x 2.69m)

With a window to the front aspect, having a range of gloss grey units to both the floor and eye level with white worktops over, stainless steel sink, drainer and mixer tap, separate boiling water tap and white subway tile splashbacks. Integrated double oven, hob, with extractor hood above, microwave, and fridge freezer. Space and plumbing for a washing machine and dishwasher, spotlights to the ceiling, tiled floor, and breakfast bar.

Lounge

12' 10" x 13' 9" (3.91m x 4.19m)

Having a feature fireplace with surround, hearth and inset gas fire (this could be opened up) wood effect flooring, radiator and French doors leading into the conservatory.

Downstairs Shower Room

With a window to the side aspect, shower cubicle with marble effect boarding, wash hand basin, low level WC, spotlights to the ceiling and heated towel rail.

Conservatory

10' 4" x 16' 1" (3.15m x 4.90m)

Good size conservatory with glazed windows, French doors leading out to the garden, grey ceramic tile flooring and door through to the hallway.

First Floor Landing

With a window to the side aspect, carpet and doors leading into the bedrooms and family bathroom.

Bedroom One

9' 9" max x 13' 4" (2.97m max x 4.06m) With a window to the rear aspect, built in wardrobes, radiator and carpet.

Bedroom Two

10' 4" x 9' 5" (3.15m x 2.87m) With a window to the front aspect, built in wardrobes, radiator and carpet.

Bedroom Three

9' 1" x 10' 2" (2.77m x 3.10m)

Double bedroom with a window to the rear aspect, built in wardrobe, carpet, radiator and hatch access to the loft.

Family Bathroom

9' 4" x 6' 4" (2.84m x 1.93m)

L shaped room with a window to the front aspect, and comprising of a bath with shower over, vanity sink unit, low level WC, marble effect boarding to the walls, wood effect laminate flooring, and heated towel rail.

General Description Outside

Approaching the property to the front with hedging, fencing to both sides of the property with paved pathway leading to the side gate and front door, slated garden with shrubs and plants. Gated access through to the rear.

The beautifully kept south facing rear garden is enclosed by a mixture of hedging and fencing, mainly laid to lawn featuring a paved patio area perfect for outside dining and entertaining and pathway leading to the top. At the top of the garden there is a shed and another paved area, good for seating, storage and or pots and planters.





welcome to

Walton Gardens, Grantham

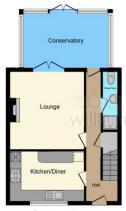
- Semi-Detached House
- Beautifully Presented Throughout
- Modern Kitchen, Shower Room & Family Bathroom
- Three Bedrooms
- Gardens Front & Rear

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£220,000 - £230,000





Ground Floor

First Floor







Imagination Town

Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113219



Property Ref: GST113219 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown

01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire, NG31 6NN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.