



**College Street, Grantham NG31 6HG**



**welcome to**

**College Street, Grantham**

\*GUIDE PRICE £155,000 - £165,000\* - Presented to a very high standard throughout, this extended terrace property in the centre of Grantham is close to the train station, and the town centre. Three bedrooms plus a nursery room, newly decorated and with new carpets, also benefiting from a new boiler.



### Entrance

Entrance door from the front aspect leading into the entrance hall. With a tiled floor, two radiators. Doors leading to the cloakroom, lounge, kitchen and stairs leading to the first floor. Steps leading to the cellar.

### Lounge

22' 1" x 10' 1" ( 6.73m x 3.07m )

With feature brick built fireplace, brand-new carpet, windows to the front and the rear aspects, and two radiators.

### Kitchen

9' 3" x 17' 10" ( 2.82m x 5.44m )

With grey units at floor and eye level and worktops over, stainless sink with single drainer and mixer tap over. new oven hob and extractor, tiles to the floor and the walls, Radiator, built in dishwasher and washing machine, two windows to the side aspect, back door leading to the garden.

### Downstairs Cloakroom

Cloakroom with low level wc, pedestal wash hand basin, and a radiator to one wall. Tiled flooring and wall mounted newly fitted boiler.

### Cellar

The cellar is down a flight of stairs and is a 2 roomed, full head height cellar, it's never been tanked or utilised as rooms, but it is a cellar that is used for storage and was originally used for coal (the original definition of a cellar).

### First Floor Landing

Carpeted staircase and second staircase leading to the attic room.

### Bedroom One

11' 1" x 10' 2" ( 3.38m x 3.10m )

With feature Victorian cast iron fireplace. Window to the front aspect, radiator, and white painted stripped wooden flooring.

### Bedroom Two

10' 5" x 11' 6" ( 3.17m x 3.51m )

With window to the rear, feature Victorian style cast iron fireplace, radiator, white painted floorboards.

### Nursery/Home office

5' 7" x 5' ( 1.70m x 1.52m )

With a window to the front aspect, radiator, floorboards painted white. This room is ideal for a nursery or a home office, or potentially as a dressing room.

### Upstairs Bathroom

7' 10" x 5' 1" ( 2.39m x 1.55m )

With wood effect flooring this upstairs bathroom comprises of a bath with a shower over, low level wc, wash hand basin, heated towel rail, and part tiling to the walls.

### Bedroom Three - Second Floor

16' 9" x 11' 8" ( 5.11m x 3.56m )

This very spacious double room has sloped ceilings to either side (possible restricted head height) radiator, window to the front and rear aspect providing lots of light.

### General Description Outside

With a gate off the passageway leading to the rear garden which is gravelled for easy maintenance, surrounded by a brick wall.



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## College Street, Grantham

- EXTENDED Traditional Terrace House
- Three Bedrooms plus a Nursery/Home Office
- Spacious Double Bedroom to the top floor
- Two reception Rooms
- Downstairs cloakroom

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

guide price

**£155,000 - £165,000**



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