



**Hudson Way, Grantham NG31 7BX**

**welcome to**

**Hudson Way, Grantham**

\*GUIDE PRICE £147,000 - £157,000\* - Modern mid terrace property in a popular area of Grantham, with great potential for a rental property, or perfect for a first time buyer, close to the train station with the links to London, close to the town centre, shopping facilities and local schools.



### **To The Front Of The Property**

Tarmac driveway providing off road parking, pathway to front door giving access into the property is through a partially obscured double glazed door into the entrance hall.

### **Entrance Hall**

Single radiator, stairs rising to the first floor and smoke alarm and laminate wood flooring.

### **Cloakroom**

uPVC double glazed obscured window to the front aspect, single radiator, low level W.C and hand wash basin and tiled flooring.

### **Kitchen**

9' 8" x 6' 3" ( 2.95m x 1.91m )

With grey units to both the floor and eye level with black worktops over, stainless steel sink with a single drainer, fitted electric oven, gas hob with extractor above. Space for fridge freezer, space for washing machine and a tumble dryer, with vinyl flooring, decorative tiling to the walls, wall mounted cupboard housing the boiler and a window to the front aspect.

### **Lounge**

13' 10" max x 13' 3" max ( 4.22m max x 4.04m max )

With uPVC double glazed set of french doors leading out to the garden, two radiators, spacious under stair storage cupboard and laminate wood flooring.

### **First Floor Landing**

With a hatch access to the loft.

### **Bedroom One**

13' 3" x 9' 2" ( 4.04m x 2.79m )

Two uPVC double glazed windows to the rear aspect, single radiator, double built in wardrobe and laminate flooring.

### **Bedroom Two**

13' 2" max x 7' 11" ( 4.01m max x 2.41m )

uPVC double glazed window to the front aspect, single radiator and over stairs storage cupboard.

### **Bathroom**

Single radiator and a 3 piece white suite comprising of low level W.C, hand wash basin and panelled bath, shaver socket, extractor fan and soft vinyl flooring.

### **Description Outside**

The rear garden has a feature paved patio area for outside dining. to include a gravel area for easy maintenance and a garden shed. Fully enclosed by fencing.



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## Hudson Way, Grantham

- Modern two bedroom House
- In a very popular location
- Downstairs Cloakroom
- Off road parking
- Close to the town and the train station

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£147,000 - £157,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST113238 - 0005

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