



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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welcome to

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



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