



Springfield Road, Grantham NG31 7BD

welcome to

Springfield Road, Grantham

Calling FIRST TIME BUYERS or INVESTORS !! Traditional terrace house in a great location for amenities and train station. Benefitting from two reception rooms, kitchen, downstairs bathroom, three bedrooms, rear garden and off road parking. Call us to view on 01476 566363



Auctioneer's Comments

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Entrance

Side passageway leading to the door and hallway with laminate flooring, understairs storage cupboard, radiator, staircase to the first floor landing and doors leading through to the lounge and dining room.

Lounge

11' 11" x 11' 10" (3.63m x 3.61m)

With a window to the front aspect, feature fireplace with marble effect surround, hearth and inset gas fire, carpet, cornicing to the ceiling and radiator.

Dining Room

11' 10" x 11' 9" (3.61m x 3.58m)

With a window to the rear aspect, feature fireplace with marble effect surround, hearth and inset gas fire, wood effect flooring, radiator and doorway through to the kitchen.

Kitchen

7' 6" x 9' 8" (2.29m x 2.95m)

With a window to the side aspect and having a range of cream units to both the floor and eye level with wood effect worktop over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Integrated electric oven, hob with extractor above. Space for appliances, radiator and door leading through to the bathroom and out to the rear garden.

Downstairs Bathroom

7' 4" x 6' 1" (2.24m x 1.85m)

With windows to the side and rear aspects, comprising of a bath with shower over, pedestal wash hand basin, low level WC, partial tiling to the walls and tiled flooring.

First Floor Landing

Having hatch access to the loft, carpet and doors leading to the bedrooms.

Bedroom One

13' 8" x 11' 11" (4.17m x 3.63m)

Good size bedroom with a window the front aspect, carpet and radiator.

Bedroom Two

11' 11" x 9' 5" (3.63m x 2.87m)

Another good size double bedroom with a window to the rear aspect, built-in storage housing the boiler, period fireplace, carpet and radiator.

Bedroom Three

10' 2" x 7' 4" (3.10m x 2.24m)

With a window to the rear aspect, carpet and radiator.

General Description Outside

Nice rear garden with gate leading to the alleyway, featuring a patio area, lawn, shed and outhouse for storage with fence surrounding. There is a parking space behind the property.



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welcome to

Springfield Road, Grantham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Traditional Terrace House
- Two Reception Rooms

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

guide price

£105,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113156 - 0002

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