



Holly Close, Grantham NG31 7GU

welcome to

Holly Close, Grantham

Lovely semi-detached house in great location on the outskirts of Grantham benefitting from a lounge, dining kitchen, downstairs cloakroom, three bedrooms, and family bathroom. Driveway for a couple of vehicles and gardens leading down to the river. Viewing is highly recommended.



Entrance

With a glazed door leading into the entrance hall.
With a laminate floor, window to the side aspect, radiator and staircase to the first floor landing.

Lounge

15' 6" x 12' 5" (4.72m x 3.78m)

This family size living area has a feature Adam style fireplace with a built-in electric fire. There is a window to the front aspect. Laminate flooring, radiator, picture rails to the walls, coving to the ceiling and under stairs storage cupboard.

With doorway leading through to the dining kitchen.

Dining Kitchen

15' 10" x 9' 2" (4.83m x 2.79m)

With a window to the rear aspect and having a range of beach colour units at both floor and eyelevel with work surfaces over. Stainless steel sink unit, single drainer with decorative tile splashback. Free standing oven with extractor hood, space for appliances and also space for a tall fridge freezer. Wall mounted Worcester boiler.

There is a separate dining area with sliding patio doors leading out to the rear garden.

First Floor Landing

With an open balustrade staircase, window to the side aspect, hatch access to the loft. There is also a half height door providing spacious storage above the stairs. Doors through to the bedrooms and family bathroom.

Bedroom One

12' 8" x 8' 11" (3.86m x 2.72m)

The double bedroom has a window to the rear aspect and a radiator.

Bedroom Two

12' 6" x 7' 5" minimum (3.81m x 2.26m minimum)

This good size second bedroom has a window to the front aspect and a radiator.

Bedroom Three

7' 9" x 7' 5" (2.36m x 2.26m)

This third bedroom has a window to the front aspect and a radiator.

Family Bathroom

6' 1" x 5' 5" (1.85m x 1.65m)

With a window to the rear aspect, and comprising of a bath, pedestal wash hand basin, low-level WC. Half height tiling to the walls, radiator and extractor fan.

General Description Outside

To the front of the property there is a lawn garden which is open plan. With a pathway leading to the front door and a concrete driveway to the side of the property providing off-road parking for at least two vehicles and giving access to the rear garden.

The rear garden is a good size family garden which is mainly laid to lawn and leads down to the River Witham. There is a feature paved patio area ideal for outside dining.

There is a shed which is included with also a covered storage area to the side.



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- Semi-Detached House
- Spacious Accommodation
- Three Bedrooms
- Driveway
- Good Size Family Garden

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

£175,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113081 - 0002

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