



**Dudley Road, Grantham NG31 9AA**



**welcome to**

**Dudley Road, Grantham**

**\*GUIDE PRICE £300,000 - £320,000\*** - Stunning mid-terraced character property, beautifully presented throughout with spacious accommodation including two reception rooms, modern kitchen and family bathroom, four bedrooms, beautiful gardens and off road parking. Viewing is Essential



### Entrance

Pathway through the front garden leads to the entrance with a part-glazed door, wood floor, radiator and doors into the lounge, dining room and staircase leading to the first floor landing.

### Lounge

14' 5" x 12' 4" ( 4.39m x 3.76m )

With a bay window to the front aspect, beautiful original style feature fireplace with marble surround and hearth, wood flooring, coving to the ceiling and a radiator.

### Dining Room

16' 3" x 11' 1" ( 4.95m x 3.38m )

With a window to the rear aspect, with beautiful original style fireplace, wood flooring, coving to the ceiling, radiator and doorway through to the kitchen.

### Kitchen

13' 11" x 8' 10" ( 4.24m x 2.69m )

Modern kitchen with a window to the side aspect and having a range of cream units to both the floor and eye level with wood effect worktops over, white sink, drainer, mixer tap and subway tile splashbacks. Integrated double electric oven, gas hob with extractor hood above, tiled flooring, coving and spotlights to the ceiling and door through to the utility room.

### Utility Room

9' x 8' 5" ( 2.74m x 2.57m )

With a window to the side aspect, grey units to the walls, Belfast sink, space for fridge freezer, washing machine and tumble dryer, tiled flooring, door leading out the rear garden and door into the downstairs cloakroom.

### Downstairs Cloakroom

With a window to the side aspect, wash hand basin, low level WC, and tiled flooring.

### First Floor Landing

Beautiful large landing with doors to the bedrooms, family bathroom and staircase into the attic (fourth bedroom).

### Bedroom One

15' 1" x 12' 4" ( 4.60m x 3.76m )

With two windows to the front aspect, feature original cast iron fireplace with wood surround, carpet, built-in storage cupboards/wardrobes, carpet, coving to the ceiling, and two radiators.

### Bedroom Two

10' 6" x 8' ( 3.20m x 2.44m )

With a window to the rear aspect, built-in wardrobe, carpet, coving to the ceiling and radiator.

### Bedroom Three

11' 10" x 9' ( 3.61m x 2.74m )

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

### Family Bathroom

10' 5" x 5' 2" ( 3.17m x 1.57m )

With a window to the side aspect and comprising of a freestanding bath, double walk-in shower enclosure with waterfall shower and attachment, vanity sink unit, low level WC, partial tiling to the walls, spotlights to the ceiling and mosaic tile vinyl flooring.

### Attic Bedroom

13' 4" x 15' 11" ( 4.06m x 4.85m )

The perfect addition to this stunning property, potentially the fourth bedroom with two skylight windows, eave storage cupboards, built-in shelving, carpet, radiator and sloping ceilings (restricted head height).

### General Description Outside

The property to the front features a dwarf wall with hedging, gated pathway leading to the front door, with a side gravelled area, perfect for pots or planters.

The rear garden benefits from a paved patio area with pathway, lawn with borders and shrubs. Hedging to one side with fencing and gate leading to rear parking space.

Outbuildings at the rear of the property used as a storage area, summer house at the rear of the garden currently being used as a home office.



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## Dudley Road, Grantham

- Mid-Terraced Character House
- 'Move-in Ready' Condition
- Two Reception Rooms
- Modern Kitchen and Bathroom
- Gardens Front and Rear with Off-Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£300,000 - £320,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST113385 - 0002

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william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**