



Ambergate Walk, GRANTHAM NG31 7PY

welcome to

Ambergate Walk, GRANTHAM

GUIDE PRICE £165,000 - £175,000 - Great family house, a short walk from the town centre and local amenities. Mid-terraced, well presented throughout offering spacious rooms including a lounge, kitchen, three bedrooms and bathroom. Newly updated rear garden, Viewing is Essential.



Entrance Hall

New steel front door and double doors leading into an entrance hall with wood effect flooring and doors into the lounge, kitchen and staircase leading to the first floor landing.

Lounge

19' 7" x 11' 3" max (5.97m x 3.43m max)

Lovely light and airy room with a window to the front aspect, wood effect flooring, two radiators, and patio doors leading to the rear garden.

Kitchen

19' 7" x 11' 3" max (5.97m x 3.43m max)

Dual aspect room with windows to the front and rear aspects, and having a range of grey units to both the floor and eye level with white worktops over, stainless steel sink, drainer and mixer tap with tiling to the walls. Integrated electric oven, hob with extractor hood above, built-in dishwasher, space for a fridge freezer and washing machine. Benefitting from storage cupboards, wood effect laminate flooring and door leading out to the rear garden.

First Floor Landing

Landing with a storage cupboard, carpet, hatch access to the loft and doors to the bedrooms and family bathroom.

Bedroom One

8' 5" x 11' 5" max (2.57m x 3.48m max)

With a window to the rear aspect, built-in cupboard, carpet and radiator.

Bedroom Two

10' 6" x 11' 6" (3.20m x 3.51m)

With a window to the front aspect, built-in wardrobe, carpet and radiator.

Bedroom Three

10' 7" x 6' 4" (3.23m x 1.93m)

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

Family Bathroom

7' 6" x 5' 6" (2.29m x 1.68m)

With a window to the rear aspect and comprising of bath with shower over, wash hand basin, low level WC, tiling to the floor, tile effect vinyl flooring and radiator.

General Description Outside

Enclosed by fencing to the front with a concrete path and Astro turf.

The rear garden features a patio and decking area perfect for outside dining and entertaining, Astro turf, shed, enclosed by fencing with gate to the rear. There are two parking spaces at the front of the property and ample parking at the rear.



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welcome to

Ambergate Walk, GRANTHAM

- Mid-Terraced Family House
- Spacious Lounge
- Three Bedrooms
- Renovated Rear Garden
- Great Location

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

guide price

£165,000 - £175,000



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Property Ref:
GST112741 - 0003

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Please note the marker reflects the
postcode not the actual property