



**Queen Street, GRANTHAM NG31 6BS**



**welcome to**

**Queen Street, GRANTHAM**

\*GUIDE PRICE £125,000 - £135,000\* - Beautifully renovated and decorated throughout, this end-terrace house would be perfect for a First Time Buyer or Investor. Boasting two reception rooms, modern kitchen, two bedrooms, bathroom and cellar. Viewing is a must for this property !!



### Entrance Hallway

Front door from the alleyway leads to the entrance hall, with a staircase leading to the first floor landing, and down into the cellar, and doors leading into the lounge and dining room.

### Cellar

Steps leading down to the cellar with electric, ideal for storage.

### Lounge

10' 10" x 10' 9" ( 3.30m x 3.28m )

With a window to the front aspect, feature fireplace with tiling and electric fire, laminate wood flooring, coving to the ceiling and radiator.

### Dining Room

10' 2" x 10' 10" ( 3.10m x 3.30m )

With a window to the rear aspect, built-in storage cupboard, laminate wood flooring, coving to the ceiling and radiator.

### Kitchen

15' 6" x 4' 6" ( 4.72m x 1.37m )

Lovely galley style kitchen with a window to the side aspect, and having a range of white units to the floor with dark mottled worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Integrated electric oven, gas hob with extractor hood above, Space for a washing machine, dishwasher and fridge freezer. Vinyl flooring, radiator and part-glazed door leading out to the rear courtyard garden.

### First Floor Landing

With a storage cupboard, carpet, hatch access to the loft and doors leading to the bedrooms and bathroom.

### Bedroom One

11' 10" x 10' 8" ( 3.61m x 3.25m )

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

### Bedroom Two

8' x 6' 9" ( 2.44m x 2.06m )

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

### Bathroom

10' 11" x 4' 9" ( 3.33m x 1.45m )

With a window to the rear aspect, and comprising of a bath with shower over, pedestal wash hand basin, low level WC, partially tiled walls, vinyl flooring, heated towel rail and cupboard housing the boiler.

### General Description Outside

Beautiful outside area to the rear with gravel area, patio, perfect for outside dining and entertaining, shrubs, and planters, enclosed by fencing and with a gate leading to the passage.



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## Queen Street, GRANTHAM

- End-Terraced House
- Beautifully Renovated and Decorated
- Two Reception Rooms
- Permit Parking
- Close to the Train Station and Town Centre

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

guide price

**£125,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST113402 - 0004

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