



Kipling Close, GRANTHAM NG31 9ND

welcome to

Kipling Close, GRANTHAM

Three bed semi detached house in a popular area within Grantham being sold as chain free with a large rear garden. These spacious family homes are very sought after. With two reception rooms, utility and downstairs wc, very good size garden. Call us to view on 01476 566363.



Entrance

Carpeted entrance hall with a radiator, built in under stairs storage cupboard and stairs to the first floor.

Lounge

13' 2" x 12' 7" (4.01m x 3.84m)

With a window to the front aspect, radiator, carpeted flooring, marble effect fireplace surround housing an inset gas fire. Archway leading to the dining room.

Dining Room

10' 3" x 8' 11" (3.12m x 2.72m)

With double doors leading into the conservatory, carpeted flooring, radiator and archway leading to the lounge.

Kitchen

10' 1" x 9' 7" (3.07m x 2.92m)

With cream units at both floor and eye level with worksurfaces over. Stainless steel sink unit and single drainer to one side. Built in gas oven with hob and extractor hood above. Tiling to the walls and the floor, space for washing machine and fridge freezer. Window to the rear aspect and a door leading to the utility room and cloakroom.

Conservatory

10' 5" x 10' 1" (3.17m x 3.07m)

With tiles to the floor, double doors leading to the garden.

First Floor Landing

Landing with carpet, window to the side aspect and a hatch loft access.

Bedroom One

10' 3" x 13' 2" (3.12m x 4.01m)

With window to the front aspect, radiator, carpet flooring.

Bedroom Two

11' 2" x 10' 1" (3.40m x 3.07m)

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

Bedroom Three

8' 3" x 8' 3" (2.51m x 2.51m)

Window to the front aspect, radiator and carpeted flooring, built in storage cupboard.

Bathroom

Comprising of a bath with a shower over, pedestal wash hand basin. Part tiling to the walls, tiled floor. Window to the side aspect and radiator.

Separate Wc

Low level wc, window to the side aspect and tiled floor.

Description Outside

With a path way leading to the front door, and a spacious low maintenance garden to the front. This property benefits from a very good size garden to the rear with a gravel area, trees, patio area, steps leading to a separate part of the garden with a shed with fence surrounding the garden. This garden is ideal for a family.

Agents Note:

This property is nonstandard construction - Easiform built circa 1949.



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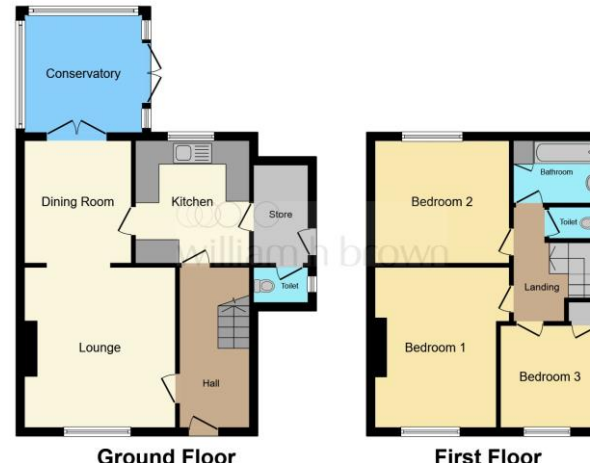
Kipling Close, GRANTHAM

- THREE BEDROOM FAMILY HOUSE
- WITH A VERY SPACIOUS GARDEN TO THE REAR
- LOUNGE AND DINING ROOM
- UTILITY AREA AND DOWNSTAIRS WC
-

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113400 - 0002

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