



Stamford Street, Grantham NG31 7BP

welcome to

Stamford Street, Grantham

GUIDE PRICE £150,000 - £155,000 - Great traditional mid-terraced house close to some local amenities. Well presented throughout and offering two reception rooms, newly fitted kitchen with utility, two bedrooms, large bathroom and rear outdoor space. Viewing is Essential



Entrance

Entering the property to the front through a part-glazed door which leads into the lounge.

Lounge

13' 3" x 11' 3" (4.04m x 3.43m)

With a window to the front aspect, storage cupboard, feature fireplace in black and cream, wood effect laminate flooring, deep skirting boards, coving to the ceiling, radiator and access through to the dining room.

Dining Room

13' 4" x 9' 8" (4.06m x 2.95m)

With a window to the rear aspect, feature brick fireplace and inset fire, wood effect laminate flooring, deep skirting boards, coving to the ceiling, radiator, access to the staircase leading to the first floor landing and door through to the kitchen.

Kitchen

9' 2" x 6' 8" (2.79m x 2.03m)

This newly fitted kitchen has a window to the side aspect, and a range of white units to both the floor and eye level with worktops over, stainless steel sink, drainer and mixer tap. Oven, gas hob and extractor hood above, and built-in fridge freezer. Wood effect laminate flooring, part-glazed door leading out to the rear garden and access into the utility room.

Utility Room

With two windows to the rear aspect, counter worktops with space for a washing machine and tumble dryer. Wood effect laminate flooring and wall mounted boiler.

First Floor Landing

Having carpet, hatch access to the loft and doors through to the bedrooms and bathroom.

Bedroom One

13' 4" x 11' 3" (4.06m x 3.43m)

With a window to the front aspect, built-in cupboards, wood effect laminate flooring, deep skirting boards, coving to the ceiling and a radiator.

Bedroom Two

With a window to the rear aspect, wood effect laminate flooring, deep skirting boards, coving to the ceiling and a radiator.

Bathroom

11' 9" x 6' 7" (3.58m x 2.01m)

This large bathroom comprises of a bath, shower enclosure, wash hand basin, low level WC. Window to the rear aspect, tiled walls, radiator, heated towel rail, spotlights to the ceiling and tiles to the floor.

General Description Outside

To the rear there is a mixture of lawn, concrete and bed for planting, fence and brick wall surrounds the property with gated access for the bins.



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welcome to

Stamford Street, Grantham

- Traditional Mid-Terrace House
- Well Presented Throughout
- Two Reception Rooms
- Two Bedrooms
- Outdoor Space to the Rear

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£150,000 - £155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113712 - 0002

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