



**Lytham Close, Grantham NG31 9GE**



**welcome to**

**Lytham Close, Grantham**

\*GUIDE PRICE £150,000 - £160,000\* - Perfect First Time Buyer home on the very popular Sunningdale Estate. Well presented throughout and comprising of a cloakroom, lounge, kitchen, two bedrooms, bathroom, parking space and garden to the rear. Viewing is Essential



### Hallway

Entering the property through a part-glazed door into the entrance hall having carpet, radiator and door into the cloakroom.

### Downstairs Cloakroom

With a window to the front aspect, wash hand basin with tile splashback, low level WC, and tiling to floor.

### Lounge

13' 4" x 13' 2" ( 4.06m x 4.01m )

The lounge area has carpet, coving to the ceiling, radiator and patio doors leading out to the rear garden.

### Kitchen

10' 4" x 6' 8" ( 3.15m x 2.03m )

With a window to the front aspect and having a range of wooden style units to both the floor and eye level with worktops over, stainless steel sink, drainer, mixer tap and tile splashback. Built-in oven, gas hob and extractor hood above, vinyl flooring, and wall mounted boiler. The kitchen also benefits from a plinth heater under the oven which is linked to the central heating.

### First Floor Landing

Landing with carpet, airing and storage cupboard and doors giving access into the bedrooms and bathroom.

### Bedroom One

13' 2" x 9' 5" ( 4.01m x 2.87m )

With two windows to the rear aspect, built-in wardrobe, carpet and radiator.

### Bedroom Two

12' 3" x 6' 8" ( 3.73m x 2.03m )

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

### Bathroom

6' 4" x 6' 2" ( 1.93m x 1.88m )

With a window to the front aspect, and comprising of a bath with shower over, pedestal wash hand basin, low level WC, tiling to the walls and vinyl flooring.

### General Description Outside

Benefitting from two allocated parking spaces to the front.

The rear garden features decking ideal for outside dining and entertaining, lawn, shed and enclosed by fencing.



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## Lytham Close, Grantham

- Mid-Terraced House
- Perfect First Time Buyer Home
- Well Presented Throughout
- Two Bedrooms
- Garden to the Rear

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£150,000 - £160,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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Property Ref:  
GST113653 - 0005

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