



**Hill View Close, Grantham NG31 7PH**

**welcome to**

**Hill View Close, Grantham**

\*GUIDE PRICE £185,000 - £195,000\* - This well presented semi-detached house in a great location for the town and amenities, briefly offers a lounge, kitchen/diner, three bedrooms and family bathroom. Driveway for off road parking and gardens to the front and the rear.



### Entrance

Entering the property through a part glazed door with side glass panel into the entrance area, and second door leading through into the lounge.

### Lounge

16' 5" max x 12' max ( 5.00m max x 3.66m max )

With a window to the front aspect, feature fire place with white Adam style fire surround with a marble hearth and inset living flame gas fire, radiator.

Coving to the ceiling and picture rails to the walls, double set of glazed doors leading into the dining kitchen. Door leading to the staircase to the first floor.

### Dining Kitchen

15' 4" x 8' 6" ( 4.67m x 2.59m )

With a window to the rear aspect, and having a range of beech wood effect units at both floor and eye level with speckled worktops over, one and a half white sink unit with side drainer and mixer tap. Built in electric oven and hob and extractor hood above. Wall mounted boiler, and space for further appliances. Breakfast counter. Tiled flooring, radiator and french doors leading out to the rear garden.

### First Floor Landing

With doors leading off to the bedrooms and family bathroom.

### Bedroom One

12' 8" x 8' 8" ( 3.86m x 2.64m )

Double bedroom with a window to the front aspect, radiator and built in wardrobes.

### Bedroom Two

10' 11" x 8' 10" ( 3.33m x 2.69m )

Second double bedroom with a window to the rear aspect, radiator and built in wardrobe.

### Bedroom Three

9' 7" x 6' 6" ( 2.92m x 1.98m )

Window to the front aspect and radiator.

### Family Bathroom

6' 4" x 5' 6" ( 1.93m x 1.68m )

With a window to the rear aspect, bath with shower over, pedestal wash hand basin, low level WC, part tiling to the walls, tiled flooring and a radiator.

### Description Outside

Approaching the property to the front there is a driveway for approximately two vehicles, front garden with some mature shrubs. There is gated access through to the rear.

The rear garden is mainly laid to lawn enclosed by fencing with a feature decking area ideal for outside dining.



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## **Hill View Close, Grantham**

- Semi detached Family House
- Lounge and dining kitchen
- Three bedrooms
- In a popular location
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

**£185,000 - £195,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST113040 - 0003

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