



Hillingford Way, Grantham NG31 7PL

welcome to

Hillingford Way, Grantham

GUIDE PRICE £160,000 - £170,000 - Ideal First Time Buyer or Investor property in a good location, close to local amenities and the town centre. This semi-detached house offers a good sized lounge, conservatory, and three beds. Possible rental income of approx £900 - £1000 Pmth condition dependent.



Entrance Hall

Entering the property to the front through a part glazed door into the entrance hall with wood effect laminate flooring, window to the front aspect, radiator, staircase to the first floor landing and door leading into the lounge.

Lounge

16' 5" x 12' 4" (5.00m x 3.76m)

With a window to the front aspect, wood effect laminate flooring, radiator, feature fireplace with white surround, black hearth and electric fire, and door giving access into the kitchen diner.

Kitchen Diner

15' 5" x 8' 7" (4.70m x 2.62m)

With a window to the rear aspect and having a range of white units to both the floor and eye level with wood effect worktops over, stainless steel sink, drainer and mixer tap. Freestanding cooker with extractor hood above. Wood effect laminate flooring, pantry, radiator, breakfast bar, wall mounted boiler, and glazed panel with door leading into the conservatory.

Conservatory

8' 9" x 8' 2" (2.67m x 2.49m)

With glass panels and windows to all aspects, tile effect flooring, and door leading out to the rear garden.

First Floor Landing

Having a storage cupboard, carpet, window to the side aspect and hatch access to the loft.

Bedroom One

9' 11" x 8' 9" (3.02m x 2.67m)

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

Bedroom Two

13' 3" x 8' 8" (4.04m x 2.64m)

With a window to the front aspect, carpet, radiator, and built in storage cupboard.

Bedroom Three

9' 9" x 6' 5" (2.97m x 1.96m)

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

Family Bathroom

6' 5" x 5' 5" (1.96m x 1.65m)

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

General Description Outside

Approaching the property to the front there is a block paved frontage with access to a single garage. Gated access to the rear of the garden.

The rear garden features a paved patio area, great for outside dining and entertaining, lawn, gravel border enclosed by fencing.

Single garage - Up and over door, power and lighting.



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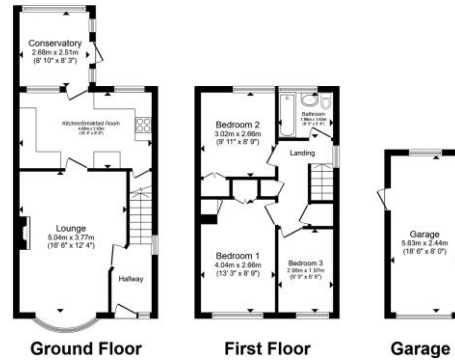
- Semi-Detached House
- Good Sized Lounge and Condition
- Three Bedrooms
- Block Paved Frontage and Garage
- Close to Local Amenities and Town Centre

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£160,000 - £170,000



Total floor area 96.2 m² (1,036 sq.ft.) approx.
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.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113802 - 0002

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william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk