



Montrose Close, Grantham NG31 9TE

welcome to

Montrose Close, Grantham

GUIDE PRICE £150,000 - £160,000 - Lovely semi-detached house in the popular Sunningdale Estate. Perfect First Time Buyer home on a corner plot. Benefitting from a lounge/diner, kitchen, two bedrooms and wetroom. Driveway and gardens both front and rear. Viewing Highly Recommended.



Entrance

Entering the property through a part-glazed door into the hallway with carpet, radiator, staircase to the first floor landing and doors into the kitchen and lounge.

Lounge

14' 6" x 12' 3" (4.42m x 3.73m)

With a storage cupboard, carpet, radiator and French doors leading out to the garden.

Kitchen

9' 7" x 5' 9" (2.92m x 1.75m)

With a window to the front aspect, and having a range of cream units to both the floor and eye level with marble effect worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Freestanding cooker with extractor hood above, space for a washing machine, dishwasher and fridge freezer. Wall mounted boiler, radiator and tiling to the floor.

First Floor Landing

With a window to the side aspect, storage cupboard housing the hot water tank, hatch access to the loft and doors leading into the bedrooms and wetroom.

Bedroom One

12' 4" x 9' 8" (3.76m x 2.95m)

With a window to the rear aspect, built-in wardrobe, carpet, and radiator.

Bedroom Two

12' 5" x 5' 8" (3.78m x 1.73m)

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

Wetroom

6' 2" x 6' 1" (1.88m x 1.85m)

Newly fitted wet room with a window to the front aspect and comprising of a waterfall shower and attachment, wash hand basin, low level WC, extractor fan and tiling to the walls.

General Description Outside

Corner plot location with dwarf hedging to the front and side aspects, good sized lawn with a path leading to the front door. Gated access to the rear garden and driveway to the side of the property. The rear garden features a decking area, perfect for outside dining and entertaining, well established shrubs in the borders and dotted through gravel with a paved through to the shed and greenhouse. The property is also enclosed by fencing.



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Montrose Close, Grantham

- Semi-Detached House
- Lounge/Diner
- Two Bedrooms
- Corner Plot, Gardens Front & Rear
- Great Location

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£150,000 - £160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113898 - 0002

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