



Dysart Road, Grantham NG31 7DQ

welcome to

Dysart Road, Grantham

GUIDE PRICE £140,000 - £150,000 - Perfect for a First Time Buyer or Investor, this well presented mid-terraced house benefits from spacious accommodation with two reception rooms, three bedrooms, good sized rear garden and in a great location for the town and train station.



Entrance Hall

Passageway to the side leads to the front door which gives access to an entrance hall with tiles to the floor and under stairs storage and radiator.

Lounge

13' into bay window x 11' 5" (3.96m into bay window x 3.48m)

With a bay window to the front aspect, fireplace with surround, hearth and gas fire, radiator, wall lights, corner cupboard, deep skirting boards, coving to the ceiling and laminate wood flooring.

Dining Room

11' 4" x 11' 5" (3.45m x 3.48m)

With a window to the rear aspect, tiled floor, radiator, storage cupboards and shelving, coving to the ceiling, and open through to the kitchen.

Kitchen

9' 11" x 5' 11" (3.02m x 1.80m)

With a window to the side aspect, having a range of wooden units to both the floor and eye level, with black worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Freestanding cooker and hob with extractor hood above, extractor fan, tiled flooring and door leading out to the garden and access through to the bathroom.

Downstairs Bathroom

10' 10" x 5' 10" (3.30m x 1.78m)

With a window to the side aspect, bath with shower over, partial tiling to the walls, pedestal wash hand basin, low level WC, extractor fan, deep skirting boards, and tiled floor.

First Floor Landing

Landing with carpet, radiator and door access to the two double bedrooms.

Bedroom One

13' 8" widest point x 11' 3" (4.17m widest point x 3.43m)

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

Bedroom Two

13' 8" widest point x 11' 7" (4.17m widest point x 3.53m)

With a window to the rear aspect, cupboard housing the boiler, carpet and a radiator.

Attic Bedroom

13' 9" widest point x 10' 2" (4.19m widest point x 3.10m)

With a window to the rear aspect, carpet, electric heater, sloped ceiling (restricted head height).

General Description Outside

To the front of the property there is a dwarf brick wall, pathway leading to the passageway and gravelled area, ideal for pots and planters.

The rear garden features a mixture of block paving with gravel and steps leading to the good sized lawn area, enclosed by wall and fencing, Gated access to the passageway.



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welcome to

Dysart Road, Grantham

- Mid-Terraced House
- Perfect for First Time Buyer, London Commuters & Rental Investors
- Two Reception Rooms
- Two Double Bedrooms & Multi-Purpose Attic Room
- Good Sized Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£140,000 - £150,000



Total floor area 93.1 m² (1,002 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



Property Ref:
GST113911 - 0002

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