



**The Row, Carlton Scroop, Grantham NG32 3AX**



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**The Row, Carlton Scroop, Grantham**

Mid-terrace stone built cottage in the popular village location of Carlton Scroop. The property offers a cosy lounge, breakfast kitchen, downstairs bathroom and two bedrooms. Benefitting from a patio area to the front and tiered garden to the rear with driveway and garage along the lane.



### Entrance

Entrance hall with a storage cupboard, tiling to the floor, electric heater, staircase to the first floor and door access into the kitchen and lounge.

### Lounge

20' 1" x 10' 6" ( 6.12m x 3.20m )

Spacious cosy lounge with a window and door to the front aspect giving lovely field views. Carpet, a log burner, exposed stone walls and shelving.

### Breakfast Kitchen

11' 2" x 10' 2" ( 3.40m x 3.10m )

With a window to the rear aspect and having a range of grey handleless units with wood worktops over, black sink, drainer, mixer tap and partial tiling to the walls. Integrated electric oven, hob with extractor hood above, built-in dishwasher, space for a washing machine and fridge freezer. Electric heater, tiling to the floor and a sloped ceiling.

### Bathroom

7' 5" x 4' 5" ( 2.26m x 1.35m )

With a window to the rear aspect, and comprising of a corner shower cubicle, wash hand basin, low level WC, partial tiling to the walls, heated towel rail and tiled flooring.

### Staircase And Landing

With wooden stairs and door access into two bedrooms.

### Bedroom One

11' 2" x 11' ( 3.40m x 3.35m )

Good size double bedroom with a window to the front aspect, fitted wardrobes and exposed floorboards.

### Bedroom Two

9' 7" x 8' 1" ( 2.92m x 2.46m )

With a window to the rear aspect and exposed floorboards.

### General Description Outside

To the front of the property there is a patio area with some mature shrubs and plants.

Lovely little garden to the rear of the property which is tiered and features, gravel, paving, shrubs and flowers with ample room for pots and planters. There is a wall and fencing to the sides.

There is a single garage on the lane.



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## The Row, Carlton Scroop Grantham

- Mid-Terraced Stone Cottage
- Spacious Lounge
- Two Bedrooms
- Lovely Open Field Views
- Driveway and Garage

Tenure: Freehold EPC Rating: D  
Council Tax Band: B



Total floor area 73.7 m<sup>2</sup> (793 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.co.uk

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£190,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST113937 - 0004

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