

Queensway, Grantham NG31 9QB

william h brown

welcome to

Queensway, Grantham

GUIDE PRICE £210,000 - £220,000 - Newly renovated spacious semi-detached family house located in a popular family area. Wiith modern lounge, kitchen, utility, three bedrooms, driveway and DOUBLE GARAGE and offered with NO CHAIN. Presented to a very good standard throughout.













Entrance Hall

Entering the property through a part-glazed door into the entrance hall with staircase leading to the first floor landing, and doors leading into the lounge and kitchen/diner.

Lounge

18' 4" x 10' 4" (5.59m x 3.15m)

Lovely dual aspect room with windows to both the front and rear aspects, feature brick fireplace, with mantle, hearth and fire, carpet, radiator, coving to the ceiling, door through to the kitchen and glazed door leading out to the rear garden.

Kitchen/Diner

13' 5" x 11' 7" (4.09m x 3.53m)

With a window to the rear aspect and having a range of white units to both the floor and eye level with worktops over, stainless steel sink, drainer, mixer tap and tile splashback. Space for a freestanding oven, washing machine, dishwasher and fridge freezer. Tiling to the floor, coving to the ceiling, extractor fan, radiator, door into the utility and downstairs WC and part glazed door leading out to the side aspect.

Utility

6' 4" x 6' 3" (1.93m x 1.91m)

With a window to the front aspect, wall mounted boiler, tiling to the floor, and radiator.

Downstairs Wc

With a low level WC, tiling to the floor and shelving.

First Floor Landing

With a window to the rear aspect, carpet, hatch access to the loft and doors leading into the bedrooms and family bathroom.

Bedroom One

10' 6" x 9' 11" (3.20m x 3.02m)

With a window to the front aspect, built-in wardrobe, coving to the ceiling, carpet and radiator.

Bedroom Two

10' 6" x 10' 1" (3.20m x 3.07m)

With a window to the front aspect, coving to the ceiling and carpet.

Bedroom Three

10' 6" max x 7' 3" (3.20m max x 2.21m)
With two windows to the rear aspect, coving

With two windows to the rear aspect, coving to the ceiling, carpet and radiator.

Family Bathroom

9' 10" x 7' (3.00m x 2.13m)

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

General Description Outside

Approaching the property to the front with hedging, pathway that leads to the front door and to the rear. Driveway with large garage, access through to the rear.

This good sized rear garden features lawn, paved patio area, perfect for outside dining and entertaining, enclosed by fencing and gated access to the side.

Large double size garage with power and lighting.





welcome to

Queensway, Grantham

- FULLY RENOVATED SPACIOUS FAMILY HOUSE
- DOUBLE GARAGE/WORKSHOP
- READY TO MOVE IN TO
- GREAT SIZE THROUGHOUT
- NO CHAIN COME AND VIEW NOW!

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£210,000 - £220,000



Ground Floor



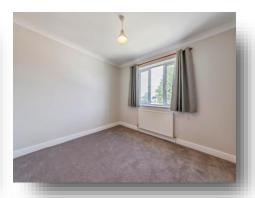


First Floor

Outbuilding







Belton Lane
Children's Centre

Queensway

Princess Dr

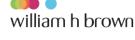
Almond Grove Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: GST113150 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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