

**FOR SALE**



**Kedleston Road, Grantham**  
**£195,000**

  
**MARTIN & CO**



## Kedleston Road, Grantham

3 Bedrooms, 2 Bathroom

£195,000

- EXCELLENT INVESTMENT OPPORTUNITY
- LANDLORDS ONLY (Currently tenanted)
- RENTAL GROWTH POTENTIAL

**ENTRANCE HALL** 5' 6" x 3' 4" (1.68m x 1.02m) An half glazed double glazed front door opens in to the entrance hall. Door to ground floor wc. Further entrance door opening to the sitting room.

**GROUND FLOOR WC** 5' 6" x 2' 10" (1.68m x 0.86m) With two piece suite comprising close coupled w.c. and wash hand basin. Part splash back tiling. Radiator. Double glazed, obscured glazed window. Extractor fan.

**SITTING ROOM** 15' 8 (max)" x 13' 7 (max)" (4.78m x 4.14m) A notably generous principal reception room. Double glazed window to the front elevation. Two central heating radiators. TV aerial point. Stairs rising off. Double doors to dining room.

**DINING ROOM** 10' 2" x 8' 1" (3.1m x 2.46m) Second of two well proportioned reception rooms. the dining room enjoying good natural light as well as an attractive aspect over and access to, the lovely rear garden. Radiator.. Door to useful under stairs storage cupboard. Door off to the kitchen.

**KITCHEN** 10' 4" x 7' 4" (3.15m x 2.24m) A good size kitchen well fitted with a range of both base and eye level storage units. the base level units being



surmounted by granite effect rolled edge work surfaces. The kitchen also has a range of built in appliances including fitted four ring gas hob, below this a built in multi function oven and grill and above the hob a concealed fan hood. Inset sink unit with mixer tap. Double glazed window and half glazed door to rear. Part tiled walls.

Returning to the sitting room stairs rise to the first floor landing.

LANDING Double glazed window to side. Door to airing cupboard housing hot water cylinder.

MASTER BEDROOM 9' 2 (ave)" x 8' 10 (ave)" (2.79m x 2.69m) Double bedroom with en-suite facility. The bedroom having a radiator. Double glazed window to rear with pleasant aspect. Recess ideal for wardrobe. Door to en-suite shower room.

EN-SUITE SHOWER ROOM 5' 1" x 4' 5" (1.55m x 1.35m) Ensuite shower room with recess shower

cubicle, wash hand basin and close coupled w.c. Partial tiling. Radiator.

BEDROOM 2 9' 5" x 7' 8 (plus recess)" (2.87m x 2.34m) Double bedroom with double glazed window to front. Radiator.

BEDROOM 3 7' 9" x 6' 7" (2.36m x 2.01m) With radiator. Double glazed window to front. Door to over stairs storage cupboard.

FAMILY BATHROOM 6' 2" x 5' 6" (1.88m x 1.68m) Principal bathroom fitted with a three piece suite comprising bath, wash hand basin, and close coupled wc. Double glazed obscured glazed window.

OUTSIDE The property stands on a good size plot with ample off street parking to the side of the house and a shallow open plan frontage. The property enjoying the benefit of a more open front aspect as it does not have a property directly facing.



To the rear of the house there is a larger than expected garden with above average privacy. The garden is laid predominantly to lawn and is fully enclosed.

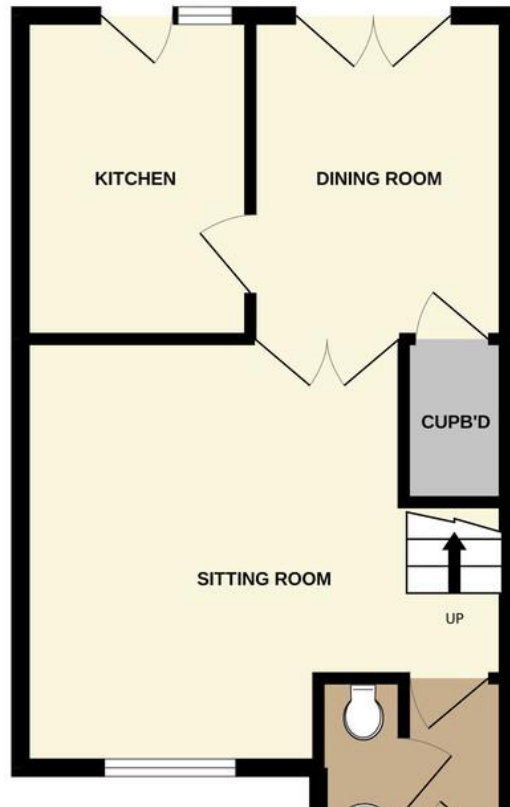
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TENURE Freehold





GROUND FLOOR



1ST FLOOR



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