



The Slate Mill

Grantham, NG31 8FJ

COMPLETELY REFURBISHED & UPDATED THROUGHOUT - Ideally situated, overlooking Wyndham Park and within easy walking distance of the Town Centre and Train Station, this 2 Bedroom Maisonette, with off street parking, has just been fully refurbished and updated to an extremely high standard including, Brand New Fitted Kitchen including Bosch Integrated Washer/Dryer and Dishwasher, New Bathroom, New Flooring, Full Redecoration, New Worcester Bosch Boiler and increased Loft Insulation and Energy Efficient Lighting. VIEWING A MUST

£750

The Slate Mill

Grantham, NG31 8FJ



- Completely Renovated 2 Bedroom Maisonette Overlooking Wyndham Park
- Spacious Living/Dining Room with Box Bay to Front Aspect
- Private Ground Floor Entrance
- Brand New Kitchen - Integrated Bosch Appliances
- Additional Insulation Installed & Energy Efficient Lighting
- External Bin Store
- New Flooring Throughout
- Brand New Bathroom & New Worcester Bosch Energy Efficient Boiler
- Please refer to attached Material Information (KFT) below for material disclosures

Ground Floor Entrance

First Floor Hallway

13'7 x 8'7 (4.14m x 2.62m)

Living/Dining Room

11'8 x 8'7 (3.56m x 2.62m)

Kitchen

10'7 x 8'11 (3.23m x 2.72m)

Bedroom 1

13'7 x 9'4 (4.14m x 2.84m)

Bedroom 2

10'7 x 6'11 (3.23m x 2.11m)

Bathroom

7'9 x 5'11 (2.36m x 1.80m)

Off Street Parking - 2 Cars
(unallocated spaces)

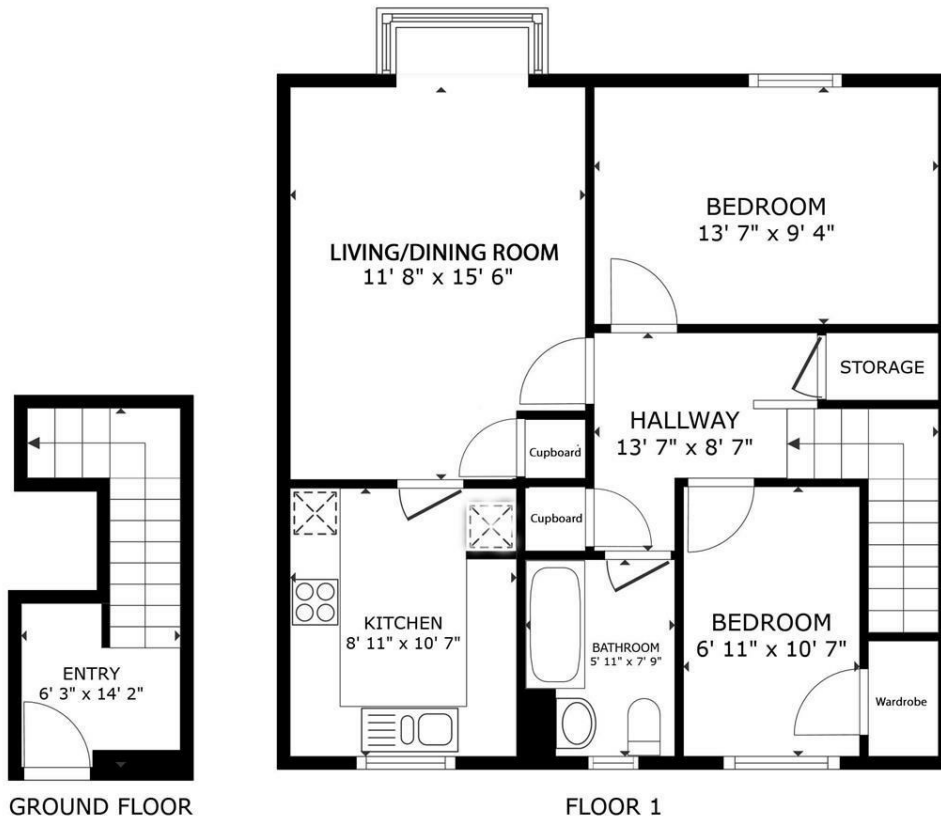


Directions

Please use post code NG31 8FJ for Sat-Nav assistance



Floor Plan



GROSS INTERNAL AREA
 GROUND FLOOR 71 sq.ft. FLOOR 1 685 sq.ft.
 TOTAL : 755 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
 Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	