



7 Hillside Drive,  
Grantham. NG31 7EZ



**Guide Price £280,000 to £290,000**

- Sought After Location
- In need of Modernisation
- Two Bedroom Detached Bungalow
- Lounge Diner
- Kitchen
- Bathroom
- Driveway
- Private Rear Garden
- No Onward Chain
- Freehold – Energy Rating D



Located on the very sought after "Eatch estate" you will find this well proportioned Detached Bungalow. The bungalow is being sold with no onward chain and has accommodation that comprises Entrance Hall, 'L' shaped Lounge Diner, Kitchen, Two Bedrooms and a family Bathroom. The bungalow requires modernisation but offers an excellent opportunity for anyone wishing to take on a small project. The property also comes with the added benefit of having a well-proportioned rear garden and an integral single garage. Internal viewing is a must to appreciate the potential that this bungalow has on offer.

## ACCOMMODATION

### ENTRANCE HALL

With uPVC entrance door, radiator and built-in storage cupboard.

### LOUNGE DINER

3.80m x 6.90m (12'6" x 22'7")

With uPVC double glazed window to the front and rear aspect, sliding patio doors to the conservatory, electric fire with brick surround, radiator.

### CONSERVATORY

2.60m x 3.00m (8'6" x 9'10")

Of dwarf brick wall construction with uPVC double glazed units above, uPVC double glazed French doors to the garden, a polycarbonate roof, roof blinds and radiator.



## KITCHEN

2.80m x 3.80m (9'2" x 12'6")

With uPVC double glazed window to the rear aspect, uPVC obscure double glazed door to the rear, eye and base level units, inset one and a half bowl sink and drainer, inset electric hob with extractor over, inset electric oven, radiator, space for under unit appliances and floor mounted Glow-worm gas fired boiler.

## SHOWER ROOM

2.10m x 2.80m (6'11" x 9'2")

With uPVC obscure double glazed window to the rear aspect, walk-in shower cubicle with glazed shower screen, vanity unit incorporating worktop space, storage cupboards, inset washbasin and concealed cistern WC, with matching wall cupboards and shelving, fully tiled walls, tiled floor, ladder style radiator.

## BEDROOM 1

3.01m x 3.24m (9'10" x 10'7")

With uPVC double glazed window to the rear aspect, wardrobe storage and radiator.

## BEDROOM 2

3.00m x 3.20m (9'10" x 10'6")

With uPVC double glazed window to the front aspect, wardrobe storage and radiator.

## OUTSIDE

To the front there is a block paved driveway which leads to the single integral garage, with gated side access to the rear garden. There is also a good sized lawned garden. At the rear there is a private lawned garden with hedging to the boundaries and several trees.

## SINGLE GARAGE

3.09m x 5.80m (10'1" x 19'0")

With up-and-over door, power and lighting and uPVC double glazed window to the side.

## SERVICES

Mains water, gas, electricity and drainage are connected.



## COUNCIL TAX

The property is in Council Tax Band D

## DIRECTIONS

From High Street proceed south onto London Road, passing Sainsbury's and taking the left turn at the traffic lights on to Bridge End Road (A52). Continue up the hill and take the left turn signposted 'The David Eatch Estate'. Follow the road and the property is on the left beside the turning for Wellington Drive.

## GRANTHAM

The property is close to town, the railway station and all amenities. There is also a convenience store at the garage on Bridge End Road and several takeaways close by.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

## AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

## NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

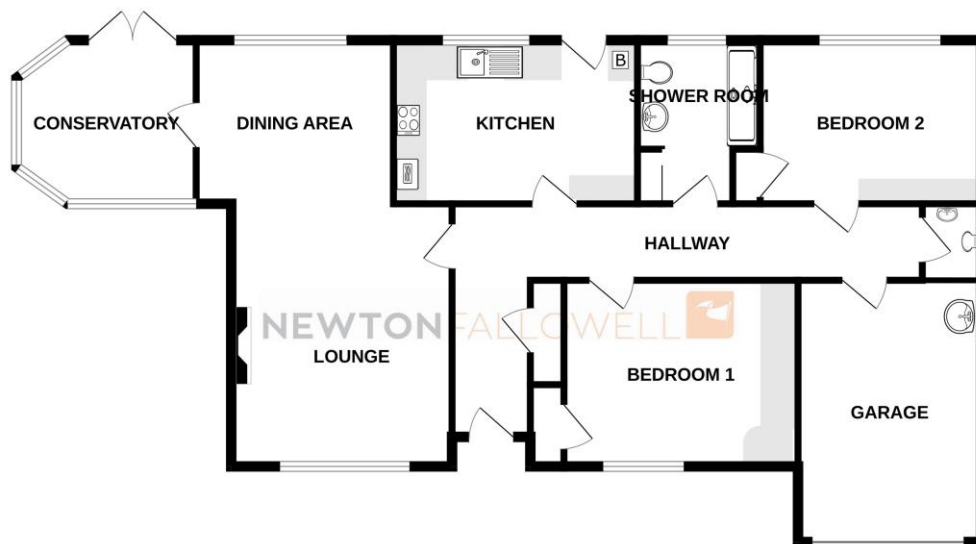
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For more information please call in the office or telephone 01476 591900.

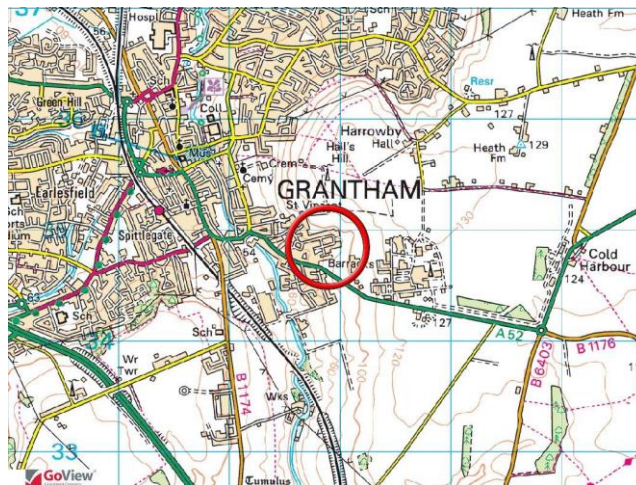


# Floorplan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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