



Grantham Road, Sleaford
£130,000



- Terraced House
- Two Double Bedrooms
- NO ONWARD CHAIN
- Lounge & Separate Dining Room
- Current Council Tax Band A
- Close Walking Distance to Town Centre
- Recently Redecorated
- Freehold
- EPC rating D



Offered with no onward chain, this recently redecorated two double bedroom mid-terrace house is ideal for first-time buyers or investors. The property features a lounge, separate dining room, kitchen, and a spacious four-piece bathroom, along with two generously sized double bedrooms. Viewing is highly recommended.

Lounge

3.31m x 3.75m (10'11" x 12'4")

With fire place, bay window to front aspect, uPVC Entrance Door and radiator.

Dining Room

3.7m x 3.75m (12'1" x 12'4")

With fire place, storage cupboard under stairs, window to rear aspect and radiator.

Kitchen

3.57m x 2.33m (11'8" x 7'7")

With a range of base and eye level units with work surface over, sink with mixer tap and drainer, integrated oven with electric hob and extractor hood over, space and plumbing for washing machine, part glazed door and windows to side leading to rear garden.

Landing

With stairs taken from ground floor and access to loft space.



Bedroom One

3.3m x 3.75m (10'10" x 12'4")

With window to front aspect, storage cupboard and radiator.

Bedroom Two

3.69m x 2.77m (12'1" x 9'1")

With window to rear aspect, storage cupboard and radiator.

Bathroom

Four piece suite with paneled bath, separate shower unit, hand wash basin, low level wc, extractor fan, window to rear aspect and radiator.

Outside

The front of the property offers a small area laid to gravel. To rear offering two storage sheds, leading to area laid to lawn with timber fence surround.

Agents Note

These are draft particulars awaiting vendor approval.

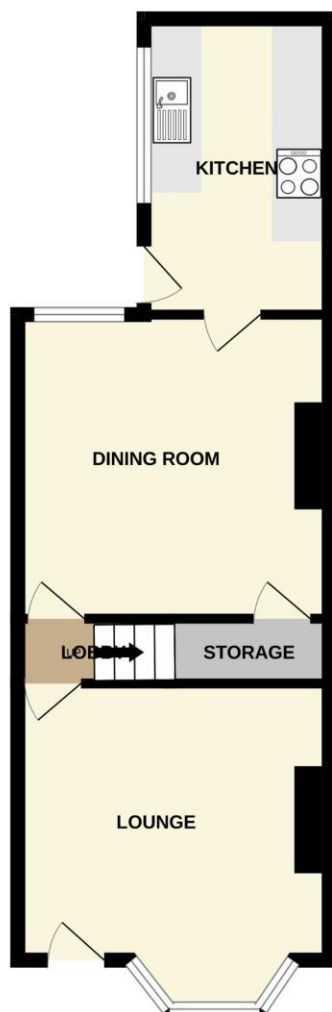
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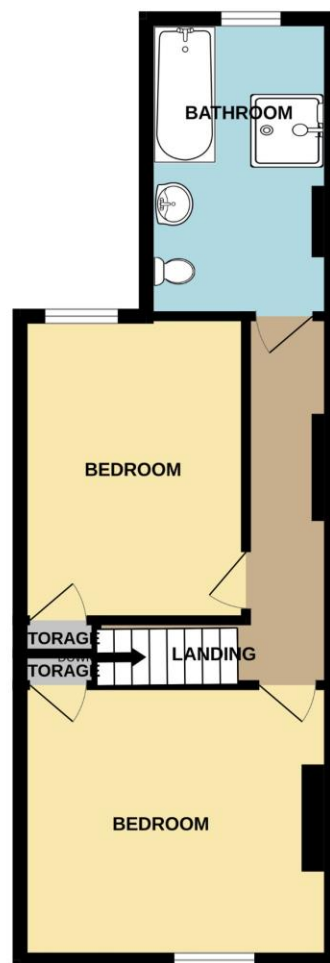
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Floorplan

GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.

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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