



Totnes Place, Grantham NG31 8XH

welcome to

Totnes Place, Grantham

GUIDE PRICE £180,000 - £190,000 - Located on the popular Barrowby Edge development, this beautifully presented semi-detached home is in fantastic condition throughout. Offering two generous double bedrooms, a modern layout, and two allocated parking spaces, ideal for first-time buyers.



Entrance Hall

Entering the property to the front through a part glazed door with wood flooring and door leading though to the lounge.

Cloakroom

Cloakroom with a wash hand basin, low level WC, extractor fan, heated towel rail and wood effect flooring.

Lounge

12' 11" Widest Point x 9' 3" (3.94m Widest Point x 2.82m)
With a window to the front aspect, carpet, radiator, coving to the ceiling, staircase rising to the first floor landing and access into the kitchen diner.

Kitchen Diner

12' 10" x 7' 9" (3.91m x 2.36m)
Having a range of cream units to both the floor and eye level with wood effect worktops over, stainless steel sink, drainer and mixer tap. Integrated electric oven, gas hob with extractor hood above, space for a washing machine and fridge freezer. Wood effect flooring, coving to the ceiling, bonus storage cupboard and French doors with windows panels leading out to the rear garden. Space for a table and chairs.

First Floor Landing

Having hatch access to the loft, carpet, radiator and access into the bedrooms and family bathroom.

Bedroom One

12' 10" x 9' 4" (3.91m x 2.84m)
With a window to the front aspect, carpet, radiator, coving to the ceiling and storage cupboard.

Bedroom Two

12' 11" x 7' 5" (3.94m x 2.26m)
With a window to the rear aspect, built-in wardrobes, carpet, radiator and coving to the ceiling.

Family Bathroom

6' 4" x 6' (1.93m x 1.83m)
Lovely modern bathroom having a bath with shower over, wash hand basin, low level WC, tiling to both the walls and floor and a heated towel rail.

General Description Outside

Paved pathway to the front door, gated access through to the rear.
Enclosed rear garden mainly laid to lawn with a paved patio area, which is perfect for outside dining and entertaining. Shed for storage.

There are two allocated parking spaces to the side of the property.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Agents Note 1:

Freehold property with a Green space Management Fee of £56.73 per 6 months.



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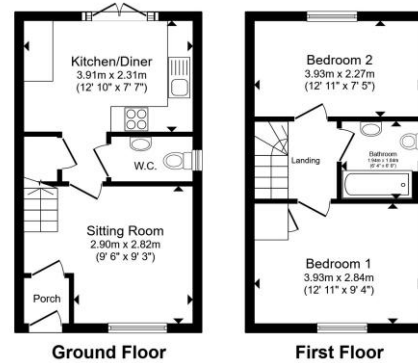


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Totnes Place, Grantham

- 'Move in Ready Condition'
- Semi-Detached Modern Starter House
- Two Bedrooms
- Allocated Parking
- Great Location

Tenure: Freehold EPC Rating: B
Council Tax Band: B



Total floor area 57.2 m² (616 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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guide price

£180,000 - £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114481 - 0003

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