



Connells

Albert Street  
Grantham



## Property Description

Connells are delighted to bring to the market this well presented three bedroom mid-terraced home in a popular area of Grantham is not to be missed!

The ground floor provides generous living, comprising a welcoming sitting room to the front and a separate dining room to the rear. Beyond the dining room is a well-sized kitchen/breakfast room, offering ample space for everyday dining and access to the rear garden, making it ideal for modern living and entertaining.

The basement adds excellent flexibility, featuring a utility room, a separate cloakroom, and a study/bedroom four, which would be well suited as a home office, guest bedroom, or additional living space.

To the first floor there is three bedrooms and the well-appointed family bathroom.

Externally, To the rear there is an enclosed garden mainly laid to lawn.

Early viewing is recommended to appreciate the space flexibility this home has to offer.

## Basement

### Utility Room

With a double glazed window to the rear, lino flooring, radiator, stainless steel sink, space

and plumbing for washing machine with work top over.

### Cloakroom

With a W.C, wash hand basin, radiator.

### Study / Bedroom Four

With a double glazed window to the front, carpet, radiator.

## Ground Floor

### Sitting Room

Double glazed front door leading to the front of the property, double glazed window to the front, carpet, radiator.

### Dining Room

With a double glazed window to the rear, carpet, radiator, door leading to the stairs for the first floor.

### Kitchen / Breakfast Room

With double glazed window to the side and rear, double glazed door leading to the rear garden, lino flooring, two radiators, range of wall and base units, sink and drainer, electric oven with gas hob above.

### Inner Hall

With stairs leading to the basement.

## First Floor

### Landing

With two double glazed window to the side, carpet, two radiators, loft access.

### Bedroom One

Double bedroom, double glazed window to the front, radiator. carpet.

### Bedroom Two

Double bedroom, double glazed window to the rear, carpet, radiator.

### Bedroom Three

Single bedroom, double glazed window to the rear, carpet, radiator.

## Bathroom

With a double glazed window to the side, lino flooring, radiator, wash hand basin, bat with shower over, W.C.

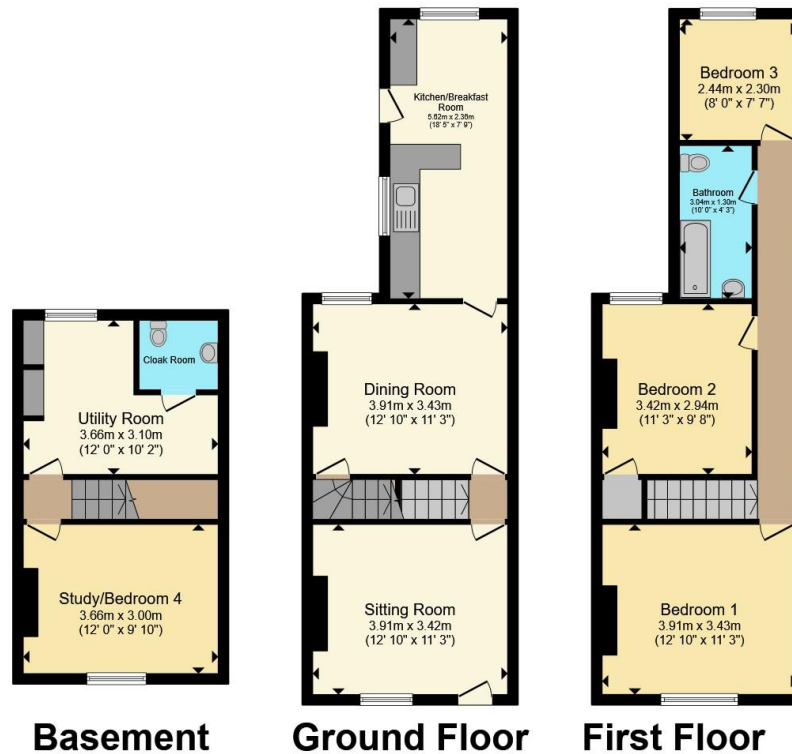
## Agents Note

We are aware that there has been historical subsidence at the property. Please contact the branch for details.









Total floor area 116.1 m<sup>2</sup> (1,250 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309221](http://connells.co.uk/Property/GRM309221)**



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