



Stamford Street, Grantham



**Guide price £140,000**

- Two Bedroom Terraced House
- Well Presented
- Modern Throughout
- Well Proportioned Bedrooms
- Ideal Location
- Dining Room
- Freehold
- EPC rating D





Situated in a central Grantham location, this well-presented two-bedroom mid-terrace property offers an ideal opportunity for first-time buyers, downsizers, or investors. Updated within the last two years, the home is ready for immediate occupation, benefiting from fresh decor, a modern fitted bathroom, and a recently installed boiler. The accommodation comprises two generous reception rooms providing flexible living space, a practical and well-arranged kitchen, a spacious double bedroom, and a single bedroom. Outside, there is an enclosed rear garden with shared rear access, while on-street parking is available to the front. Within easy walking distance of Grantham town centre, the property enjoys convenient access to a wide range of shops, amenities, and transport links, including Grantham Train Station with direct services to London King's Cross.

### Accommodation

#### Lounge

3.49m x 3.43m (11'6" x 11'4")

#### Dining Room

3.48m x 3.43m (11'5" x 11'4")



### Kitchen

2.7m x 1.97m (8'11" x 6'6")

### Bedroom One

3.49m x 3.43m (11'6" x 11'4")

### Bedroom Two

3.5m x 2.41m (11'6" x 7'11")

### Bathroom

2.64m x 1.93m (8'8" x 6'4")

### Council Tax

The property is in Council Tax Band A.

### Directions

From High Street proceed south on London Road and turn right at the traffic light junction adjacent to McDonalds on to Springfield Road. Take the left turn on to Victoria Street which runs in to Stamford Street (one way).

### Grantham

The property is within walking distance of the town and railway station. There are local amenities close by and a bus service on Springfield Road.

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 King's 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.

# Floorplan



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