



Connells

Main Street
Eaton Grantham

Main Street Eaton Grantham NG32 1SD

for sale offers in excess of
£270,000



Property Description

**** GUIDE PRICE £270,000 - £280,000****

Connells are delighted to bring to the market this three-bedroom home offers spacious and well-balanced accommodation arranged over two floors, making it an ideal choice for families, first-time buyers, or those seeking flexible living space.

The ground floor features a welcoming entrance hall with stairs rising to the first floor, leading through to a bright and generously sized lounge, a separate dining room provides an excellent space for entertaining and family meals, while the kitchen is arranged with good worktop and storage provision.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles and a comfortable single room, all accessed from a central landing. A shower room serves the first floor.

The property enjoys a charming and characterful garden that complements its traditional brick exterior. A mix of lawned areas, mature planting, and paved pathways creates a relaxed outdoor space with plenty of potential.

To one side, a winding path leads past established borders and raised beds, guiding you toward a brick outbuilding that offers excellent storage or workshop possibilities. The garden is enclosed by a brick walls, providing both privacy and a sense of seclusion.

Viewings is highly recommended to fully appreciate this stunning home! Call Connells today 01476590050

Ground Floor

Entrance Hall

With a window to the side, stairs leading to the first floor, electric storage heater, terracotta flooring, doors leading to the lounge, dining room and the kitchen.

Lounge

With a window to the side, carpet, integrated cupboard, wooden door leading to the entrance hall, log burner, exposed beams to the ceiling, archway leading in to the dining room.

Dining Room

With a window to the front and side, archway leading to the lounge, wood flooring, log burner.

Kitchen

With a window to the side, wooden door leading to the hallway, space for free standing appliances, range of wall and base units.

Landing

With doors leading to the three bedrooms and the shower room, Access to the loft, carpet.

Bedroom One

With a window to the side, carpet, integrated cupboard, sloped ceiling, wooden door, loft access.

Bedroom Two

With a window to the side, wooden flooring, sloped ceiling, integrated cupboard, loft access.

Bedroom Three

With a window to the side, wood flooring, wood decor, loft access, wash hand basin, integrated wardrobe, radiator.

Shower Room

With a window to the side, lino flooring, shower cubicle, w.c, was hand basin, electric towel radiator, extractor fan, wooden door leading to the landing.

Outside

Outbuilding

Optional office space with electric, window to the side.

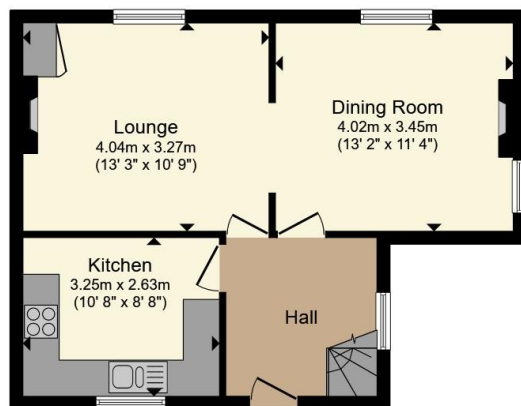
Agent Note

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.

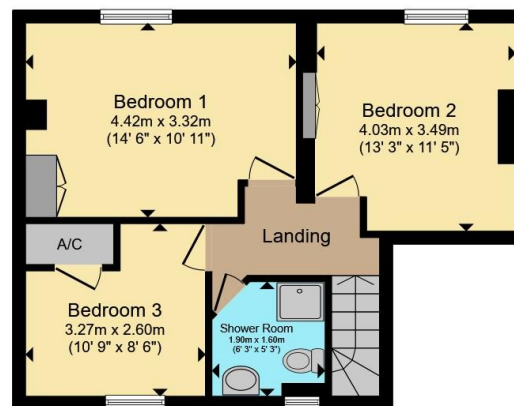




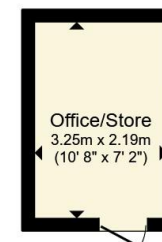




Ground Floor



First Floor



Outbuilding

Total floor area 94.9 m² (1,022 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

Connells

To view this property please contact Connells on

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2 Watergate
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EPC Rating: E Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GRM308851



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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