





Property Description

Offered to market with NO ONWARD CHAIN, this spacious three-bedroom semi-detached home on Kestrel Court presents an excellent opportunity for buyers seeking a property they can modernise and make their own. Requiring refurbishment throughout, the property offers generous accommodation, off-road parking and fantastic potential for both owner-occupiers and investors alike.

The ground floor comprises a well-proportioned lounge and a kitchen with adjoining dining area, creating a practical layout with scope for improvement and reconfiguration if desired. There is also plumbing already in place for a downstairs WC, offering the potential to add further convenience to the home.

To the first floor are three bedrooms all served by a family bathroom

Externally, the property benefits from front and rear gardens, providing ample outdoor space. The rear garden also gives access to gated off-road parking.

Situated within a well-established residential area of Grantham, the property is conveniently located for local amenities, schooling, transport links and the town centre. With its generous proportions, desirable location and clear potential for improvement, this property offers an exciting opportunity to create a fantastic family home or investment property.

Early viewing is highly recommended to appreciate the space and potential on offer.

Kitchen - 21' 8" X 10' 6"

Window to front and rear, radiator, tiled flooring and understairs cupboard.

Dining Room - 10' 10" X 6' 11"

Window to the rear, radiator, carpeted flooring and door providing access to the rear garden.

Lounge - 14' 10" X 10' 7"

Window to the front, radiator and carpeted flooring.

Bedroom One - 15' 6" X 7' 7"

Window to the front, radiator, carpeted flooring & storage cupboard.

Bedroom Two - 11' 1" X 10' 9"

Window to the front, radiator and carpeted flooring.

Bedroom Three - 9' 7" X 8' 0"

Window to the rear, radiator and vinyl flooring.

Bathroom - 7' 7" X 5' 5"

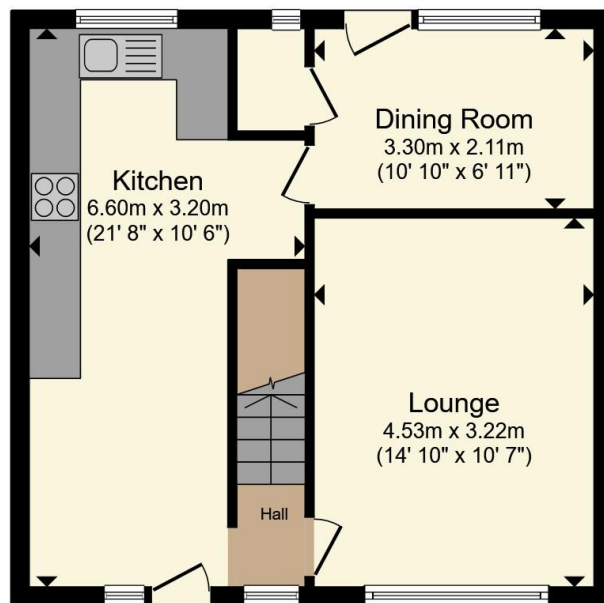
Window to the rear, low-level WC, wash hand basin, bath with shower over, radiator and carpeted flooring.

Agent Note

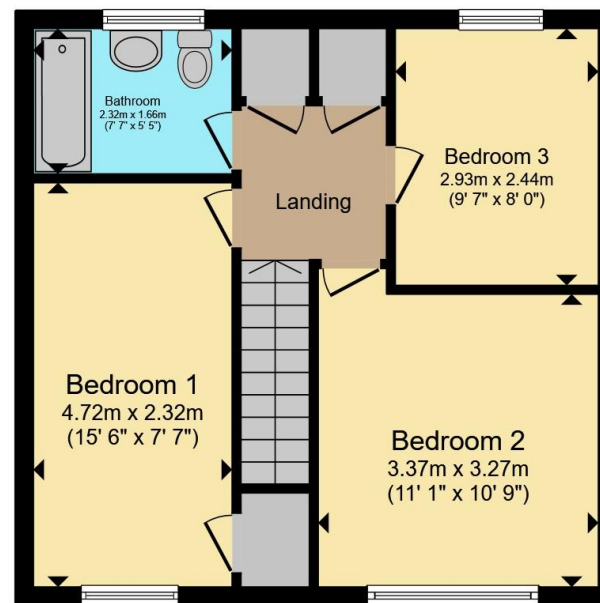
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 85.9 m² (925 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

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EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309662



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