

Stamford Street, Grantham NG31 7BS

william
h brown

welcome to

Stamford Street, Grantham

Three-bedroom home on the outskirts of Grantham, offering two reception rooms, a modern fitted kitchen and family bathroom. Conveniently located within walking distance of the town centre and railway station, making it ideal for families, first-time buyers and commuters.













Entrance
Part glazed door leading into the entrance porch, with a second door leading into the lounge.

Lounge
12' 10" x 11' 1" Min (3.91m x 3.38m Min)
With a bay window to the front aspect, feature fireplace with a log burner style electric fire. Radiator and deep skirting boards. Door leading to the inner hall.

Inner Hall
Door leading to under stairs storage.

Dining Room
12' 10" x 10' 8" (3.91m x 3.25m)
Having a feature fireplace with a log burner style electric fire, window to the rear aspect, radiator. Deep skirting boards and spotlights to the ceiling. Staircase to the first floor landing.

Kitchen
7' 10" x 7' 8" (2.39m x 2.34m)
Boasting a range of light grey coloured units at both floor and eyelevel with worktops over and soft closing drawers. Built-in electric oven and hob and extractor hood above. Decorative white tiling to the walls. Integrated fridge freezer and slim dishwasher. Stainless steel sink with a single drainer and a mixer tap over, radiator, window to the side aspect and tiled flooring. Open plan walk-through into the rear lobby/utility area.

Rear Lobby
With a window to the side aspect and a part glazed door leading to the rear garden. This rear lobby area has space for appliances. Radiator and door leading to the downstairs cloakroom, also second doorway providing access to a storage area which houses the central heating boiler and has plumbing for an automatic washing machine.

Downstairs Cloakroom
With a low-level WC, wash basin, tiled floor flooring and window to the rear aspect.

First Floor Landing
Long hall way with a radiator.

Bedroom One
12' 10" x 11' (3.91m x 3.35m)
Very good size double bedroom with two windows to the front aspect, Victorian cast-iron fireplace, radiator.

Bedroom Two
10' 8" x 9' 8" (3.25m x 2.95m)
With a window to the rear aspect and Victorian cast-iron fireplace. Door leading to a storage cupboard and hatch access to the loft.

Bedroom Three
9' 5" x 4' 6" (2.87m x 1.37m)
With a window to the side aspect and a radiator.

Family Bathroom
7' 8" x 5' 8" (2.34m x 1.73m)
With a P shaped bath with a shower over, low-level WC and vanity sink unit with cupboards beneath. Heated towel rail, extractor fan and window to the rear aspect.

Description Outside
The rear garden has been gravelled for easy maintenance and is enclosed by fencing and a brick wall. With an outside tap, external lighting and a right of way across the neighbouring garden for access with bins.

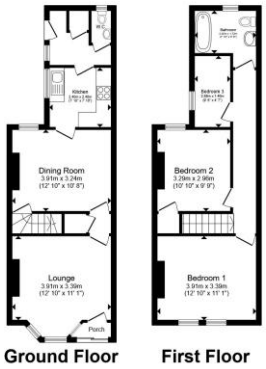
Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Stamford Street, Grantham

- THREE BEDROOMS
- UPSTAIRS BATHROOM
- LOUNGE AND DINING ROOM
- KITCHEN AND UTILITY AREA
- DOWNSTAIRS CLOAKROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: A



Total floor area 87.5 m² (942 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

£145,000 - £155,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST114272 - 0007

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