



Range Road, GRANTHAM NG31 9LA

welcome to

Range Road, GRANTHAM

Perfect First Time Buyer or Investor property, semi-detached in a great location, close to some local amenities. Two reception rooms, three bedrooms, offering off-road parking and good sized enclosed garden to the rear. Viewing is highly recommended.



Entrance Hall

With tiles to the floor and a radiator.

Lounge

10' 4" x 8' 7" (3.15m x 2.62m)

With a window to the front aspect, feature fireplace with surround and hearth, wood effect flooring, radiator, coving to the ceiling an open through to the dining room.

Dining Room

10' 4" x 8' 10" (3.15m x 2.69m)

With wood effect flooring, coving to the ceiling, radiator, patio doors leading out to the rear aspect and access through to the kitchen.

Kitchen

10' 4" x 8' 7" (3.15m x 2.62m)

Nice modern kitchen having a range of blue units to both the floor and eye level with marble effect worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Integrated electric oven and gas hob, space for a dishwasher and a fridge freezer. Mosaic style tiling to the floor, coving to the ceiling and access into the utility/storage area.

Utility Area

With a window to the side aspect, space for a washing machine, and personal leading out to the side aspect.

First Floor Landing

With a window to the side aspect, carpet, hatch access to the loft and access into the bedrooms and family bathroom.

Bedroom One

12' 1" x 12' Widest Point (3.68m x 3.66m Widest Point)

With a window the front aspect, built-in wardrobe, wood effect flooring, coving to the ceiling and a radiator.

Bedroom Two

11' x 8' 7" (3.35m x 2.62m)

With a window to the rear aspect, built-in wardrobe, wood effect flooring, coving to the ceiling and a radiator.

Bedroom Three

8' 7" x 6' 10" (2.62m x 2.08m)

With a window to the front aspect, carpet, coving to the ceiling and a radiator.

Family Bathroom

With a window to the rear aspect and comprising of a bath with shower over, vanity sink unit, low level WC, tiling to the walls, heated towel rail, tiled floor with underfloor heating.

General Description Outside

Open front with block paved driveway for several vehicles. Gated access through to the rear. The good sized rear garden is mainly laid to lawn with an area for dining and entertaining, borders with mature planting and the garden is enclosed by fencing.

Agents Note:

This property is non-standard construction. BISF, built circa 1947. A BISF home is one that was created by a body called the British Iron and Steel Federation. These houses began to be built around the country from 1946 onwards. The BISF itself was a national initiative that was borne out of good intentions.



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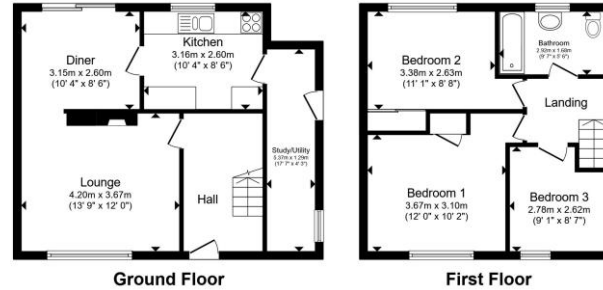


welcome to

Range Road, GRANTHAM

- Semi-Detached House
- Spacious Accommodation
- Three Bedrooms
- Modern Bathroom
- Off Road Parking

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



£160,000

Total floor area 89.1 m² (959 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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Please note the marker reflects the postcode not the actual property



Property Ref:
GST114398 - 0003

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