



Connells

Harrowby Road  
Grantham



## Property Description

Connells are delighted to bring to the market this beautifully renovated four bedroom mid-terraced family home. Offering a wealth of space for couples & growing families.

The property opens into an entrance hall leading to a bright bay-fronted lounge, creating a welcoming living space with plenty of natural light. To the rear is a good size separate dining room, perfect for family meals or entertaining guests.

Beyond the dining room is the kitchen. The ground floor also benefits from a family bathroom, conveniently located off the rear hallway.

To the first floor, there is three bedrooms and the shower room. To the second floor there is a loft room being used as the four bedroom.

To the rear of the property is a well-presented and generously sized private garden, thoughtfully landscaped to create an ideal space for both relaxing and entertaining. Immediately outside the property is a large, paved patio area, perfect for outdoor seating, dining, and summer gatherings. Steps lead down to astro turf area, providing a good amount of usable space for families, children, or pets. The garden is enclosed by timber fencing, offering a good level of privacy, while a pathway runs along the side of the garden, adding structure and potential for further planting. There is a gravel area providing car parking for two cars.

Viewing is highly recommended to fully

appreciate this stunning home.

\*\*This home is being sold with no chain\*\*

\*\* Currently waiting for a new EPC rating\*\*

## Ground Floor

### Entrance Hall

With doors leading to the lounge, dining room, kitchen, stairs leading to the first floor. New oak flooring. panelling decor to the walls and a radiator.

### Lounge

With a double glazed bay window to the front, new carpet, radiator.

### Dining Room

Double glazed window to the rear, oak wood flooring, radiator, feature brick chimney breast.

### Kitchen

Double glazed window to the side, radiator, range of wall and base units with worktop.

### Rear Hallway

Door leading to the rear garden, two double glazed windows to the rear. towel radiator, oak flooring, wall unit and worktop,

## Cellar

New fuse box, electrics and a new door.

## Ground Floor Bathroom

Double glazed window to the side, towel radiator, wash hand basin, bath with shower above, WC, concrete effect vinyl flooring, inbuilt cupboard with new boiler.

## First Floor

### Landing

With doors leading to three bedrooms and the shower room, new carpet and a radiator, stairs leading to the ground floor and the second floor.

### Bedroom One

Double bedroom, double glazed window to the front, new carpet, new radiator, new door, built in storage cupboard.

### Bedroom Two

Double bedroom, double glazed window to the rear, new carpet, new door, radiator, built in storage cupboard.

### Bedroom Three

Single bedroom, new carpet, double glazed window to the rear, new door, radiator.

## Shower Room

New shower room, walk in shower, wash hand basin, WC, lino flooring, towel radiator, bluetooth mirror.

## Second Floor

### Loft Room / Bedroom Four

velux window, spotlights to the ceiling, carpet, new door, radiator, bare brick wall decor.









Total floor area 164.5 m<sup>2</sup> (1,771 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309134](http://connells.co.uk/Property/GRM309134)**



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.

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