



**Connells**

Walton Gardens  
Grantham



## Property Description

Connells are excited to bring to the market this three bedroom semi-detached home. Just a few minutes' walk away from Grantham's main line Train Station and town centre, this ideal family has nearby shops and amenities on the door step. Inside you will find family sized accommodation including a modern open plan kitchen/diner. Further more, accommodation goes on to boast Entrance Hall, Lounge with a bay window and a downstairs W/C. To the first floor, you will discover three Bedrooms and a modern shower room. Outside, to the front, there is a spacious driveway providing ample off-road parking. To the rear, you will enjoy a private generous garden with patio area to enjoy time entertaining and be with friends and family. Other features include a Gas Radiator Heating System, Double glazing and a good decorative finish throughout. An internal viewing appointment is highly recommended. Call now to avoid disappointment

The property is close to town and the railway station. Amenities are available on Springfield Road including a local convenience store. Grantham is approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has main line station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets and a Saturday street market.

## Ground Floor

### Entrance Hall

With stairs leading to the first floor, wood laminate flooring and a radiator.

### Downstairs W.C

With a double glazed window to the front, W.C, wash hand basin and a towel radiator.

### Lounge

With a double glazed bay window to the front, wood laminate flooring, gas fire and a radiator.

### Open Plan Ktchen / Diner

With a double glazed window to the rear, double glazed patio doors leading to the rear garden, storage cupboard with double glazed window to the side, wood laminate flooring, radiator, spotlights to the ceiling, range of wall and base units, integrated fridge freezer, dishwasher, electric oven, microwave, induction hob with extractor fan above.

## First Floor

### Landing

With doors leading to three bedrooms and the shower room. Double glazed window to the side and a carpet.

## Bedroom One

Double bedroom, double glazed window to the front, built in wardrobes, carpet and a radiator.

## Bedroom Two

Double bedroom, double glazed window to the rear, built in wardrobes, carpet and a radiator.

## Bedroom Three

Small double, double glazed window to the rear, carpet, storage cupboard and a radiator.

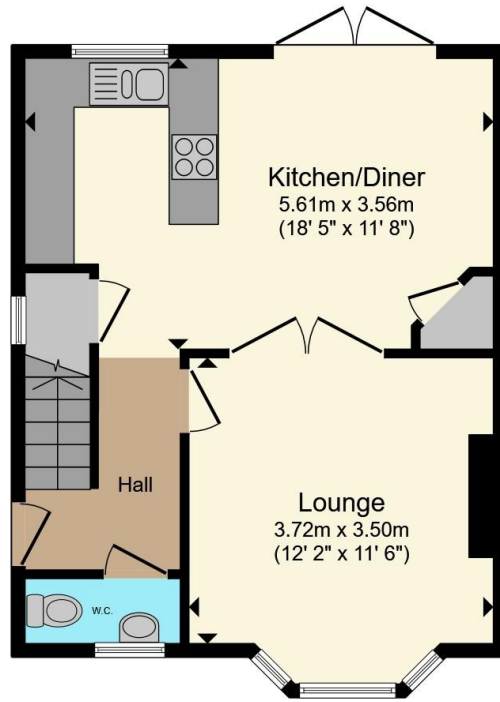
## Shower Room

Double glazed window to the front, spotlights to the ceiling, corner shower, tiled flooring, W.C, wash hand basin with vanity unit and a towel radiator.

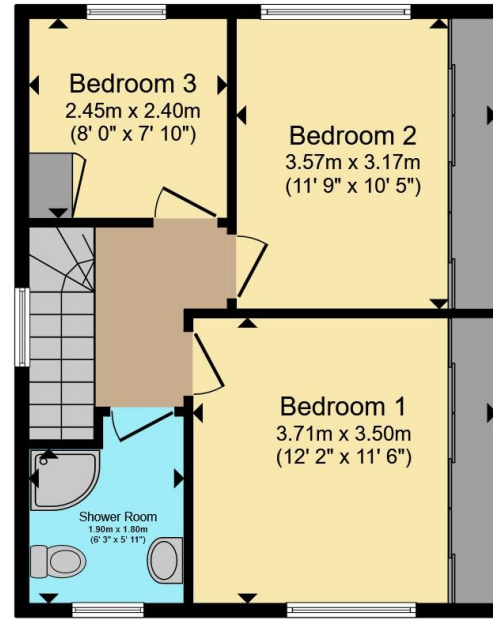








**Ground Floor**



**First Floor**

Total floor area 82.8 m<sup>2</sup> (891 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: Council Tax  
 Awaited Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309484](http://connells.co.uk/Property/GRM309484)**



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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