



**Bradley Drive, Grantham NG31 7WN**

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## **Bradley Drive, Grantham**

\*GUIDE PRICE £250,000 - £260,000\* - Semi-detached town house in a popular location with three storey living, versatile accommodation including kitchen family area, lounge, cloakroom, three bedrooms, one with an en-suite and bathroom. Boasting a garage and parking space. Viewing is Highly Recommended



## **Entrance Hall**

With a window to the front aspect, laminate wood flooring, radiator, staircase to the first floor landing, door access into the cloakroom and kitchen family area.

## **Cloakroom**

With a window to the front aspect, wood effect flooring, wash hand basin with tile splashback, low level WC and a radiator.

## **Kitchen Family Area**

20' 7" x 14' 10" ( 6.27m x 4.52m )

Great practical space with under stairs storage cupboard and wood effect flooring. The kitchen comprises of a range of white units to both the floor and eye level with worktops over, one and a half stainless steel sink with mixer tap. Integrated double oven, gas hob with extractor hood above, built-in dishwasher, fridge freezer and space for washing machine. Two radiators, space for a table, relaxing furniture and French doors leading out to the garden.

## **First Floor Landing**

With access into the lounge and bedroom and staircase to the second floor landing. Window to the front aspect.

## **Lounge**

14' 11" x 13' 2" ( 4.55m x 4.01m )

With two window to the rear aspect, carpet and two radiators.

## **Bedroom One**

12' 5" x 8' 11" ( 3.78m x 2.72m )

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

## **Second Floor Landing**

With access to the principal bedroom, bedroom two and family bathroom.

## **Principal Bedroom**

13' 2" x 9' 1" ( 4.01m x 2.77m )

With a window to the rear aspect, built-in wardrobe, carpet, radiator and access into the en-suite.

## **En-Suite Shower Room**

6' 2" x 5' 7" ( 1.88m x 1.70m )

Skylight window to the rear aspect, shower cubicle, pedestal wash hand basin, low level WC, partial tiling to the walls, vinyl flooring and sloped ceiling (restricted head height).

## **Bedroom Two**

14' 11" x 10' 3" widest point ( 4.55m x 3.12m widest point )

Window to the front aspect, carpet, radiator and sloping ceiling (restricted head height).

## **Family Bathroom**

6' 8" x 5' 7" ( 2.03m x 1.70m )

With a window to the side aspect, bath, wash hand basin, low level WC, heated towel rail, partial tiling to the walls and tiled flooring.

## **General Description Outside**

Small frontage with dwarf hedging and pathway to the front door. Gated access to the rear garden.

The rear garden features a large patio area, lawn, enclosed by fencing. Access to the garage and parking space.

Single garage - with an up and over door, power and lighting.

## **Agents Note:**

This is a Freehold property with Service Charges of approximately £110 p annum.



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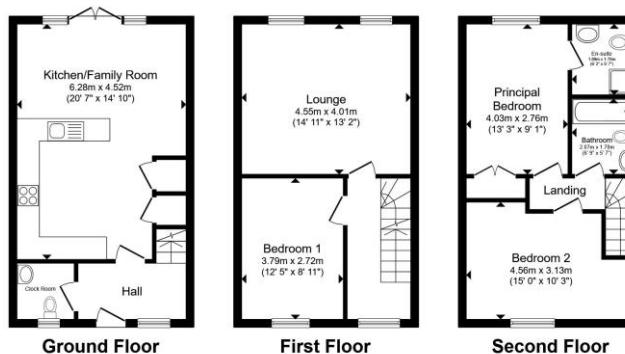
- Semi-Detached Town House
- Well Presented Throughout
- Kitchen Family Area
- Three Bedrooms
- En-Suite and Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£250,000 - £260,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
GST113972 - 0005

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