



42 Green Hill Road, Grantham  
Grantham

£175,000

**David**Grace





## 42 Green Hill Road

Grantham, Grantham

Renovated three-bedroom home in central Grantham. Features stylish lounge, dining room with wood-burner, modern kitchen, utility, cellar, south-facing garden, and versatile third bedroom.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- 3 Bedroom Terraced Home in Central Grantham Location
- Spacious and Stylish Lounge, Perfect for Relaxing or Entertaining
- Generous Dining Room with Character Wood-Burner and French Doors to Garden
- Beautifully Finished Kitchen with Modern Fittings and Charm
- Separate Utility Room and Sleek Newly Fitted Bathroom
- Two Spacious Double Bedrooms Plus Versatile Third Room (Ideal Office/Nursery)
- South-Facing Garden, Perfect for Enjoying Sun All Day
- High-Quality LVT Flooring and Useful Additional Storage Including Half-Cellar
- EPC - E

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### Entrance Hall

### Lounge

12' 2" x 11' 6" (3.70m x 3.50m)

### Dining Room

12' 2" x 11' 6" (3.70m x 3.50m)

### Kitchen

9' 6" x 6' 11" (2.90m x 2.10m)

### Utility Room

### Bathroom

### Landing

### Bedroom 1

13' 1" x 12' 2" (4.00m x 3.70m)

### Bedroom 2

12' 2" x 11' 6" (3.70m x 3.50m)

### Bedroom/Office

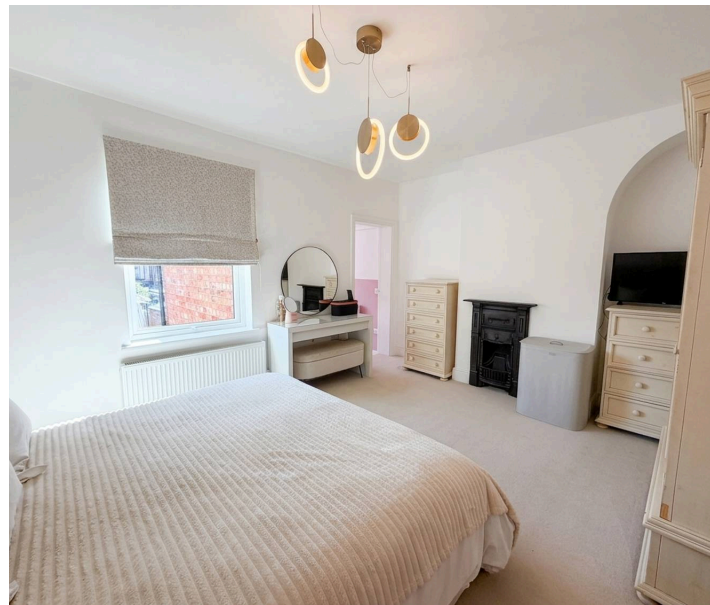
9' 6" x 6' 11" (2.90m x 2.10m)





GARDEN

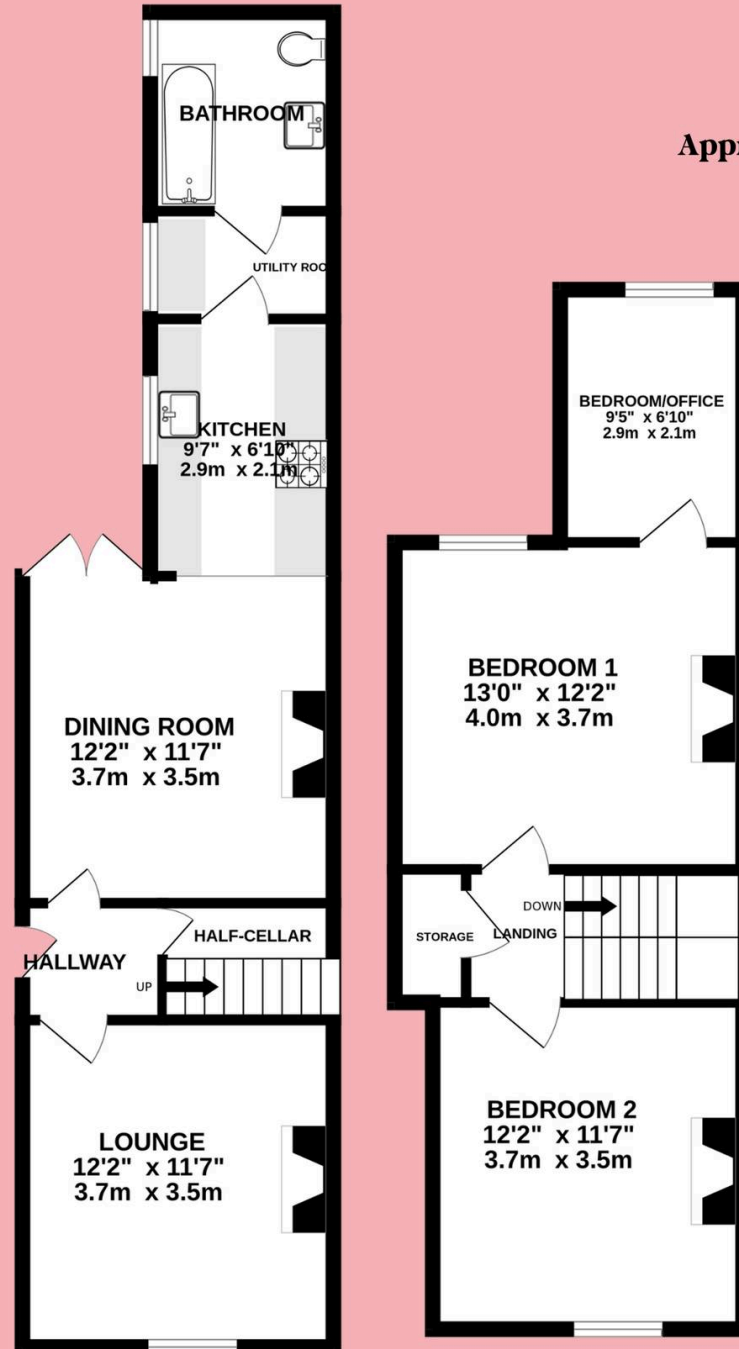
ON STREET





# Green Hill Road, Grantham

Approx Internal area: 877.26sq ft/  
81.5m<sup>2</sup>



**DavidGrace**  
A NEWTON FAMILY ESTATE AGENCY



## David Grace Estate Agents

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