





Property Description

Occupying a pleasant position within a well-established residential area of Grantham, this two-bedroom semi-detached bungalow offers spacious and flexible accommodation throughout while presenting an exciting opportunity for a purchaser to modernise and enhance to their own taste.

The accommodation is entered via an entrance hall which provides access to the principal rooms. The lounge is a well-proportioned reception room offering plenty of space for everyday living and entertaining, whilst the kitchen/breakfast room provides ample storage and workspace with room for informal dining. A separate utility room adds further practicality.

The property offers two generous double bedrooms, with the second bedroom providing versatility to also serve as a dining room, home office or hobby room depending on individual requirements. A shower room completes the internal accommodation.

Outside, the property benefits from a driveway providing off-road parking to the front. To the rear is an enclosed garden enjoying a good degree of privacy.

Conveniently positioned close to local amenities, schools and supermarkets, the property also benefits from excellent transport links, including easy access to the A1 and Grantham's mainline train station with direct services to London King's Cross.

Offered to the market with no onward chain, this bungalow represents an excellent opportunity for buyers seeking a property they can update and make their own.

Entrance Hall

Providing access to the main accommodation and useful storage space.

Lounge - 13' 10" X 11' 10"

A spacious reception room enjoying plenty of natural light, offering ample space for lounge furniture and entertaining guests.

Kitchen - 11' 10" X 10' 10"

Fitted with a range of units providing storage and work surface space, with room for a breakfast table and chairs.

Utility Room - 10' 10" X 4' 6"

Offering additional appliance space and storage, with access through to the garden.

Bedroom One - 11' 10" X 10' 0"

A generous double bedroom with fitted wardrobes and space for a range of bedroom furnishings.

Bedroom Two - 11' 11 X 11' 9"

A flexible room which could be used as a second double bedroom, formal dining room, home office or hobby room.

Shower Room - 8' 8" X 5' 5"

Fitted with a shower cubicle, wash hand basin and low-level WC.

Outside

To the front of the property is a driveway providing off-road parking. The enclosed rear garden is a good size and offers excellent potential for landscaping, outdoor entertaining and enjoying the warmer months.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 64.4 m² (694 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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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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