



Hill View Close, Grantham NG31 7PH

welcome to

Hill View Close, Grantham

GUIDE PRICE £185,000 - £195,000 - Great location for the town and local amenities, This well presented semi-detached house benefits from a lounge, kitchen/diner, three bedrooms and family bathroom. Driveway for off road parking and gardens to the front and the rear.



Entrance

Entering the property through a part glazed door with side glass panel into the entrance area, and second door leading through into the lounge.

Lounge

16' 5" max x 12' max (5.00m max x 3.66m max)

With a window to the front aspect, feature fire place with white Adam style fire surround with a marble hearth and inset living flame gas fire, radiator.

Coving to the ceiling and picture rails to the walls, double set of glazed doors leading into the dining kitchen. Door leading to the staircase to the first floor.

Dining Kitchen

15' 4" x 8' 6" (4.67m x 2.59m)

With a window to the rear aspect, and having a range of beech wood effect units at both floor and eye level with speckled worktops over, one and a half white sink unit with side drainer and mixer tap. Built in electric oven and hob and extractor hood above. Wall mounted boiler, and space for further appliances. Breakfast counter. Tiled flooring, radiator and french doors leading out to the rear garden.

First Floor Landing

With doors leading off to the bedrooms and family bathroom.

Bedroom One

12' 8" x 8' 8" (3.86m x 2.64m)

Double bedroom with a window to the front aspect, radiator and built in wardrobes.

Bedroom Two

10' 11" x 8' 10" (3.33m x 2.69m)

Second double bedroom with a window to the rear aspect, radiator and built in wardrobe.

Bedroom Three

9' 7" x 6' 6" (2.92m x 1.98m)

Window to the front aspect and radiator.

Family Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

With a window to the rear aspect, bath with shower over, pedestal wash hand basin, low level WC, part tiling to the walls, tiled flooring and a radiator.

Description Outside

Approaching the property to the front there is a driveway for approximately two vehicles, front garden with some mature shrubs. There is gated access through to the rear.

The rear garden is mainly laid to lawn enclosed by fencing with a feature decking area ideal for outside dining.



view this property online williamhbrown.co.uk/Property/GST113040



welcome to

Hill View Close, Grantham

- Semi detached Family House
- Lounge and dining kitchen
- Three bedrooms
- In a popular location
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£185,000 - £195,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113040



Property Ref:
GST113040 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk