



Connells

Holly Close
Grantham



Property Description

Connells are delighted to present this beautifully maintained two-bedroom home, offering well-balanced accommodation across two floors and benefiting from a range of modern improvements throughout.

The ground floor features a bright and spacious bay-fronted lounge, providing an inviting space to relax and entertain. To the rear, the kitchen/dining room serves as the heart of the home, offering ample storage and workspace, together with direct access to the garden, making it ideal for both e

Upstairs, the property offers two well-proportioned bedrooms and a stylish, recently renovated family bathroom. A central landing provides access to all first-floor accommodation, together with loft access and a useful boiler cupboard housing the recently installed boiler.

Externally, the property boasts a generous gravel driveway providing off-road parking to the front, complete with an electric vehicle charging point. A gated side access leads to the enclosed rear garden, which has been thoughtfully designed for low maintenance and features a patio seating area, artificial lawn and a substantial workshop/shed, creating an excellent outdoor space for entertaining, hobbies or additional storage.

Situated within a popular residential location, the property is well placed for local amenities, reputable schools and transport links. Grantham railway station is within easy reach

and offers direct services to London King's Cross in approximately 70 minutes.

Ground Floor

Lounge

Features a beautiful double-glazed window overlooking the front, wooden laminate flooring, understairs cupboard, radiator, decorative panelling, and acoustic wall feature for added charm. Stairs rise to the first floor.

Kitchen / Dining Room

Includes a double-glazed window to the side and matching patio doors opening onto the rear garden. Practical tiled flooring, radiator, and fitted range of wall and base units with worktop surface. Appliances include a stainless steel sink and integrated oven with induction hob above. Space and plumbing provided for washing machine, plus space for a freestanding fridge-freezer.

First Floor

Landing

Central access to both bedrooms, bathroom, and boiler cupboard housing a recently installed new boiler. Carpeted flooring with loft access.

Bedroom One

Generous double bedroom with two double-glazed windows to the front, carpeted flooring, radiator, and a large storage cupboard.

Bedroom Two

Comfortable second bedroom with double-glazed window to the rear, carpeted flooring, and radiator.

Bathroom

Modern recently renovated family bathroom with double-glazed window to the rear, featuring a bath with shower over, vanity wash hand basin with built-in storage, low-level WC, towel rail, spotlight ceiling, and tiled flooring.

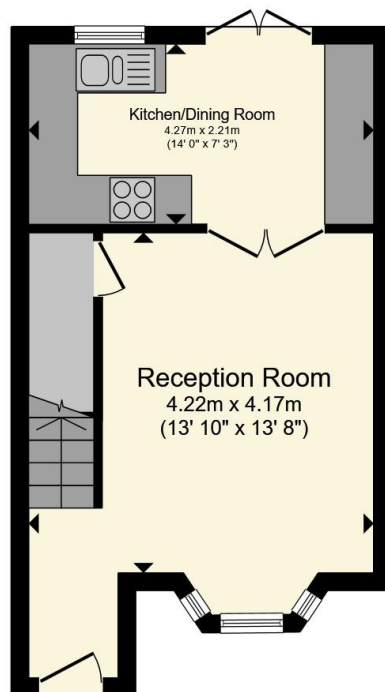
Agent Note

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.

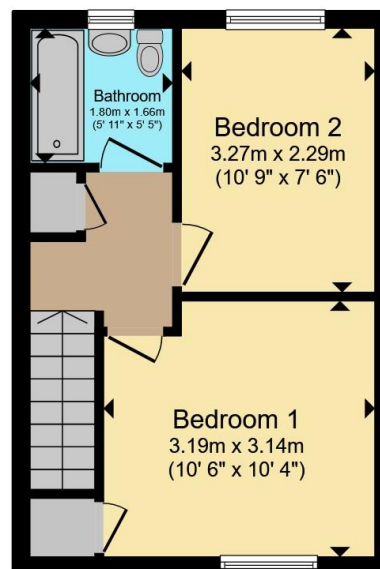








Ground Floor



First Floor

Total floor area 56.8 m² (611 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.co.uk

Connells

To view this property please contact Connells on

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11 St. Marys Road
MARKET HARBOROUGH LE16 7DS

Transport -

Grantham Station - Direct trains to London Kings Cross

Education -

Primary Schools:

St Anne's C of E Primary School

Secondary Schools:

Priory Ruskin Academy,

Kesteven and Grantham Girl's School,

King's Grammar School





EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309536

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