



**Dysart Road, Grantham NG31 7DX**

**welcome to**

**Dysart Road, Grantham**

\*GUIDE PRICE £250,000 - £260,000 - Beautifully presented family home in a great location for amenities and the town centre. Spacious accommodation with a conservatory, three bedrooms and outdoor space. Call us on 01476 566363 to appreciate what's on offer.



### **Entrance Hall**

Entering the property through a part glazed door into the entrance hall having wood effect flooring, staircase to the first floor landing and access into the downstairs cloakroom, lounge and kitchen.

### **Downstairs Cloakroom**

With a window to the front aspect, wash hand basin, low level WC, and tiling to the floor.

### **Lounge**

12' 4" widest point x 17' 10" ( 3.76m widest point x 5.44m )  
With a window to the front aspect, wood effect flooring, radiator and French doors leading out to the rear garden.

### **Kitchen**

9' 9" x 11' 2" ( 2.97m x 3.40m )  
Having a range of white gloss units to both the floor and eye level with granite worktops over, island providing extra storage, sink, drainer, mixer tap and tile splashbacks. Integrated oven, hob with extractor hood above, and built-in dishwasher, With space for a fridge freezer and a washing machine. Tiled floor, radiator, and single door giving access through to the conservatory.

### **Conservatory**

10' 2" x 10' 2" ( 3.10m x 3.10m )  
Built with a brick wall the side and windows to adjacent, wooden flooring, electric heaters and French doors leading out to the rear garden.

### **First Floor Landing**

Having wooden flooring, cupboard housing the boiler and access into the bedrooms and bathroom.

### **Bedroom One**

14' 9" x 9' 9" ( 4.50m x 2.97m )  
Lovely dual aspect bedroom with a window to the front and rear aspect, carpet and a radiator.

### **Bedroom Two**

8' 9" x 10' 6" ( 2.67m x 3.20m )  
With a window to the front aspect, wood flooring and a radiator.

### **Bedroom Three**

9' x 7' ( 2.74m x 2.13m )  
With a window to the rear aspect, wood flooring and a radiator.

### **Family Bathroom**

7' 9" x 4' 3" ( 2.36m x 1.30m )  
Comprising of a bath with shower over, vanity sink unit, low level WC, heated towel rail and tiling to both the walls and floor.

### **General Description Outside**

There is parking to the front of the property with gravel and hedging, access through to the rear. The rear garden features decking space perfect for outside dining and entertaining, lawn, shed and fencing.



**view this property online** [williamhbrown.co.uk/Property/GST114028](http://williamhbrown.co.uk/Property/GST114028)



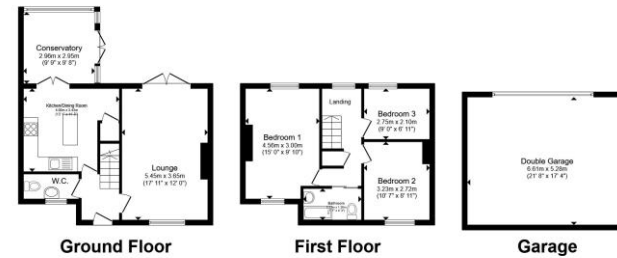
welcome to

## Dysart Road, Grantham

- Semi-Detached House
- Beautifully Presented Throughout
- Conservatory
- Three Bedrooms
- Driveway, Garage and Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A



guide price

**£250,000 - £260,000**

Total floor area 122.8 m<sup>2</sup> (1,322 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](http://www.propertybox.co)

william h brown



view this property online [williamhbrown.co.uk/Property/GST114028](http://williamhbrown.co.uk/Property/GST114028)

Please note the marker reflects the postcode not the actual property



Property Ref:  
GST114028 - 0003

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



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)

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.