





Property Description

Connells are excited to present this recently renovated and modern three-bedroom bay-fronted terraced house, located on sought after Houghton Road, boasting lovely views from Dysart Park. This home is ready to go and offered in move-in condition, making it ideal for a first-time buyer or Investor buyer seeking to expand their profile.

Accommodation comprising of a welcoming hallway, a bright and spacious bay fronted lounge, open plan Diner/kitchen, making it an ideal entertaining space.

The kitchen boasts a range of quality wall and base units, marble-effect worktops, integrated appliances and door leading from the kitchen to the rear garden.

To the first floor you will discover three well-proportioned bedrooms and family bathroom.

To the rear, the garden is mainly laid to lawn, offering a blank canvas for keen gardeners or a low-maintenance space for those simply looking to enjoy summer barbecues. The property is not overlooked and enjoys a peaceful outlook over Dysart Park.

Grantham is a historic and growing market town situated on the old Great North Road (A1) and East Coast main line linking the town to London (Kings Cross) in just over an hour. Within the town there are both girls' and boys' grammar schools, also a number of primary, secondary and nursery schools. Grantham boasts a wealth of further amenities such as health, leisure and shopping including a variety of independent boutiques and National chain shops as well as a Saturday street market.

Ground Floor

Entrance Hall

With doors leading to the lounge and dining room and stairs leading to the first floor.

Lounge

With a double glazed bay window to the front, wood laminate flooring and two cupboards.

Dining Room

With a double glazed window to the rear, modern radiator and laminate flooring.

Kitchen

With a double glazed window to the side, double glazed door leading to the rear, range of wall and base units with work top, space and plumbing for a washing machine, electric oven, induction hob with extractor fan above, integrated dishwasher and space for a free standing fridge freezer.

First Floor

Landing

With doors leading to three bedrooms and the bathroom and carpet flooring.

Bedroom One

Double bedroom, double glazed window to the rear, carpet, spotlights to the ceiling, carpet and a radiator.

Bedroom Two

Double bedroom, double glazed window to the front, loft access, carpet and a radiator.

Bedroom Three

With a double glazed window to the front, carpet and a radiator.

Bathroom

With a double glazed window to the side, W.C, wash hand basin, towel radiator, bath with shower over and wood laminate flooring.

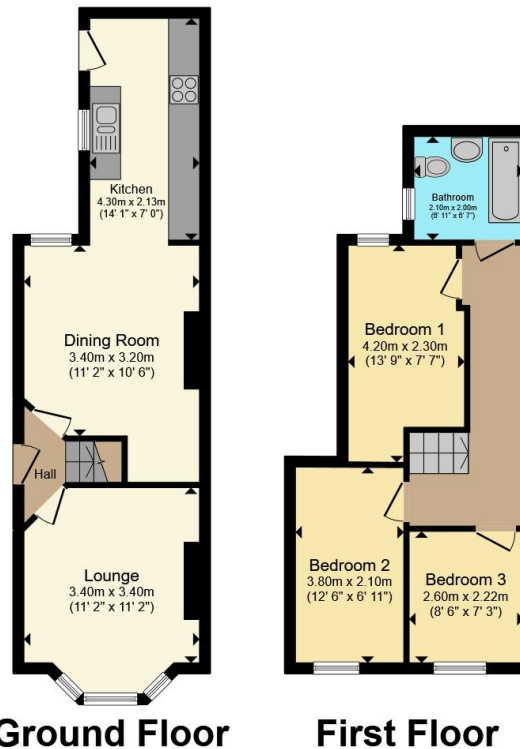
Agent Note

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.









Total floor area 73.8 m² (795 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

Connells

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309502



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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