



**Connells**

Eastcliffe Square  
Caythorpe Grantham



# Eastcliffe Square Caythorpe Grantham NG32 3DT

for sale guide price  
**£130,000**



## Property Description

This well-proportioned three bedroom property offers versatile accommodation arranged over two floors, with the added benefit of a useful outbuildings.

The ground floor comprises a welcoming entrance hall leading through to a spacious living room, ideal for both relaxing and entertaining. To the rear, the kitchen sits with views over the garden. A conveniently located shower room completes the ground floor accommodation.

To the first floor, there are three good size bedrooms.

Externally, the property benefits from a detached outbuilding, divided into separate rooms, offering excellent potential for storage, a workshop, home office or hobby space, subject to the buyer's requirements.

This property would make an ideal purchase for first-time buyers, families or investors alike and must be viewed to appreciate the space on offer.

## Ground Floor

### Entrance Porch

Double glazed door leading to the front of the property, wood laminate flooring.

## Living Room

Doubled glazed French doors leading to the front of the property, stairs leading to the first floor, large understairs storage cupboard, wood laminate flooring, feature fire place.

## Kitchen

With a double glazed window to the rear, double glazed door leading to the rear garden, tiled flooring, range of wall and base units, stainless one and half bowl sink and drainer, space for free standing appliances.

## Shower Room

With a double glazed window to the rear, wash hand basin with vanity draws, W.C, large walk in shower, radiator.

## First Floor

### Landing

With doors leading to three bedrooms, carpet.

### Bedroom One

Double bedroom, double glazed window to the front, carpet, new electric radiator.

### Bedroom Two

Double bedroom, carpet, large storage

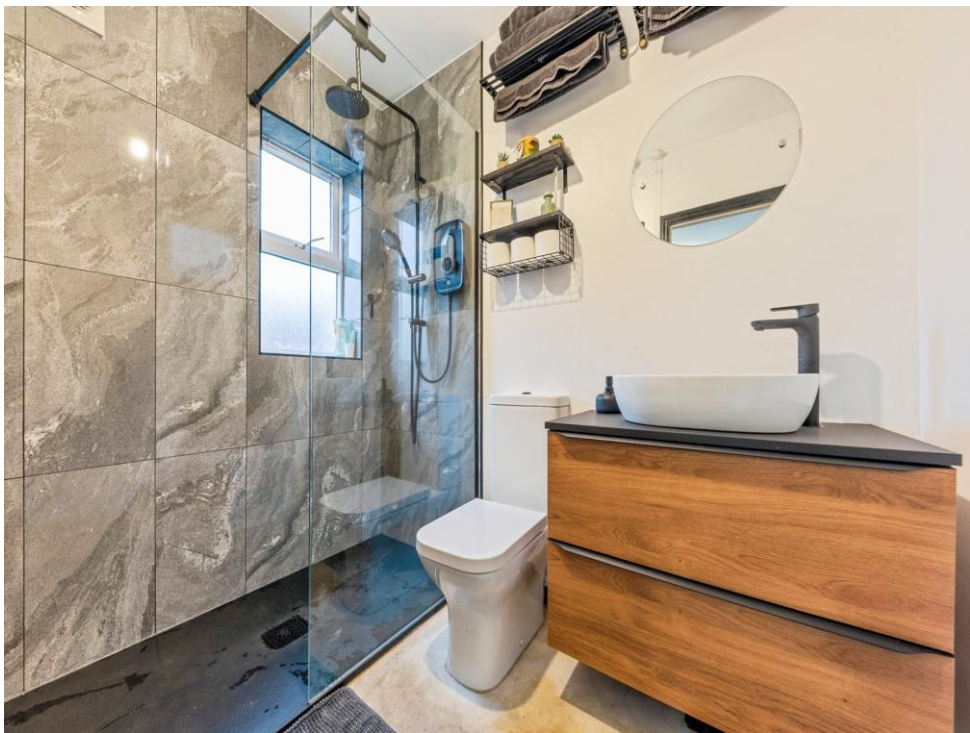
cupboard, new electric radiator, double glazed window to the rear.

### Bedroom Three

Single bedroom, double glazed window to the rear.

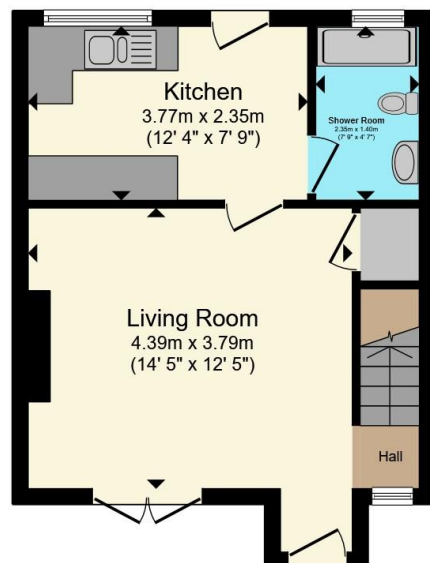




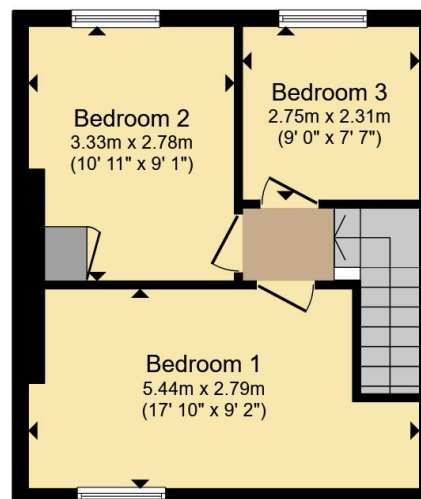




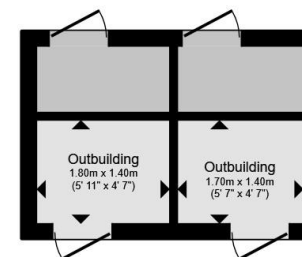




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 75.3 m<sup>2</sup> (810 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](http://www.propertybox.io)

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EPC Rating: D Council Tax  
Band: A

Tenure: Freehold

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