



**Alford Street, Grantham NG31 8BX**



**william  
h brown**

**welcome to**

**Alford Street, Grantham**

ALL BRAND NEW - READY TO MOVE IN TO! Two bed traditional terrace house, which has been fully renovated to offer brand new home living. In a very sought after location situated close to Wyndham Park. Call today to arrange your viewing. Tel 01476 566363.



### **Entrance**

Entering the property through the front door into the lounge

### **Lounge**

11' 1" x 10' 10" max ( 3.38m x 3.30m max )

With a window to the front aspect, radiator to one wall, and arch way to one side of the chimney breast. newly decorated and with carpeted flooring. Door leading through to the inner hallway.

### **Inner Hall**

With a door leading to under stairs storage space, and a staggered stair staircase to the first floor.

### **Dining Kitchen**

11' x 10' 10" max ( 3.35m x 3.30m max )

This new fully fitted kitchen has a range of light grey units at both floor and eyelevel with dark grey worktops over. To include a built-in electric oven, electric hob and an extractor hood above. Stainless steel sink unit with a single drainer and a mixer tap over. Space for a dining/breakfast table. Window to the rear aspect, radiator and open plan walkway through to the newly created utility area.

### **Utility Area**

10' x 6' 6" ( 3.05m x 1.98m )

Having a range of fitted units with worktops over, with space for appliances below. Window to the side aspect. Part glazed door leading to the rear garden, radiator and open plan access leading to the rear lobby and the downstairs cloakroom.

### **Downstairs Cloakroom**

With low-level WC and wash hand basin, radiator and window to the rear.

### **First Floor Landing**

With a staggered staircase leading to the spacious first floor landing. With a hatch access to the loft.

### **Bedroom One**

11' 2" x 10' 11" max ( 3.40m x 3.33m max )

This very good size double bedroom has a window to the front aspect, radiator and a door leading to a spacious storage cupboard, archway to one side of the chimney breast. With new carpet flooring.

### **Bedroom Two**

11' 1" x 6' 8" max ( 3.38m x 2.03m max )

This good size second bedroom has a window to the rear aspect, radiator and arch way to one side of the chimney breast.

### **Bathroom**

10' 2" x 6' 6" ( 3.10m x 1.98m )

This generous size newly fitted bathroom benefits from both a bath and a separate fully tiled shower cubicle, low-level WC and vanity sink wash basin with cupboards beneath. Heated towel rail, laminate flooring and decorative tiles to the walls. With a window to the rear aspect.

### **Description Outside**

There is gated side access to the garden. Newly created raised decking area for outside dining. Brick built outbuilding/shed ideal for storage. The garden is fully enclosed by fencing and a brick wall to the rear.

### **Agents Note:**

The current Energy Performance Certificate for this property is an 'E'.

The vendor has carried out works - new loft insulation and dry lining of all the walls and new central heating boiler which could improve the Energy Performance rating.



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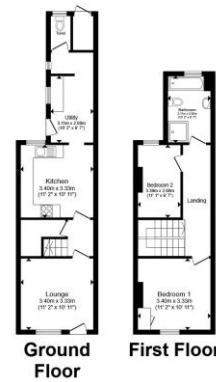


welcome to

## Alford Street, Grantham

- FULLY RENOVATED & MOVE IN READY
- IDEAL FIRST TIME BUYER PROPERTY
- BEAUTIFUL KITCHEN AND BATHROOM
- FULL NEW DECOR AND FLOORING
- MAINTENANCE FREE

Tenure: Freehold EPC Rating: E  
Council Tax Band: A



**£160,000 - £170,000**

Total floor area 77.1 m<sup>2</sup> (829 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 inspector(s). Powered by www.propertybox.io



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Please note the marker reflects the postcode not the actual property



Property Ref:  
GST114201 - 0005

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