



141 Belton Lane, Grantham  
Grantham

Guide Price £260,000

**David**Grace





## 141 Belton Lane

Grantham, Grantham

Charming 3-bed semi on Belton Lane with stylish kitchen, bright dining space, cosy lounge, and versatile conservatory. Generous garden, workshop, driveway, and great family-friendly layout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Bedroom Semi-Detached Home on Belton Lane
- Stylish Kitchen and Bright Dining Room with Bay Window
- Cosy Living Room - Great for a Quiet Night in
- Versatile Conservatory - Perfect as a Study or Playroom
- Converted Downstairs WC
- Two Double Bedrooms and Additional Good Sized Single
- Generous Garden
- Driveway Parking - Suitable for Multiple Cars
- Garage and Workshop
- EPC - D

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### Hallway

### Kitchen

11' 6" x 9' 10" (3.50m x 3.00m)

### Lounge

11' 10" x 11' 6" (3.60m x 3.50m)

### Dining Room

13' 1" x 12' 10" (4.00m x 3.90m)

### Conservatory

### WC

### Landing

### Bedroom 1

13' 1" x 12' 2" (4.00m x 3.70m)

### Bedroom 2

13' 1" x 11' 2" (4.00m x 3.40m)

### Bedroom 3

7' 3" x 6' 11" (2.20m x 2.10m)

### Bathroom

### Toilet



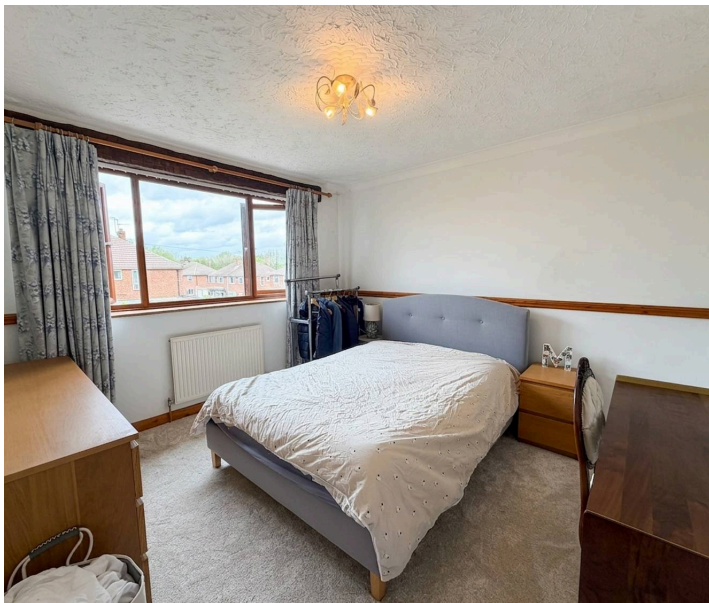


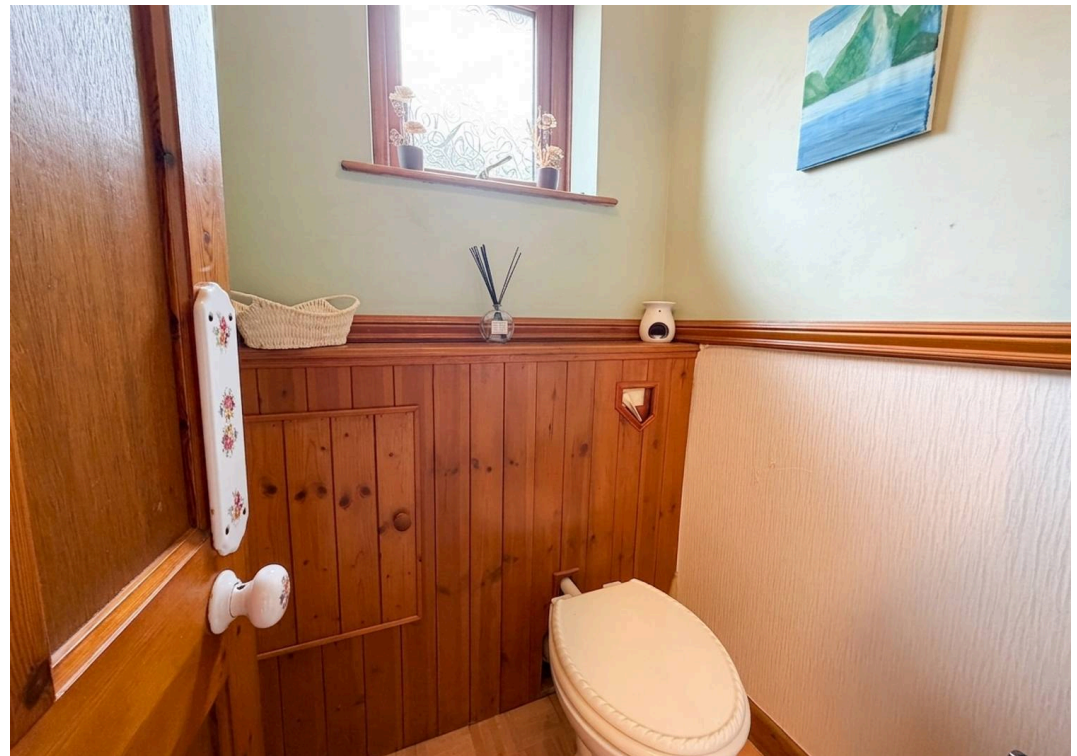
**GARDEN**

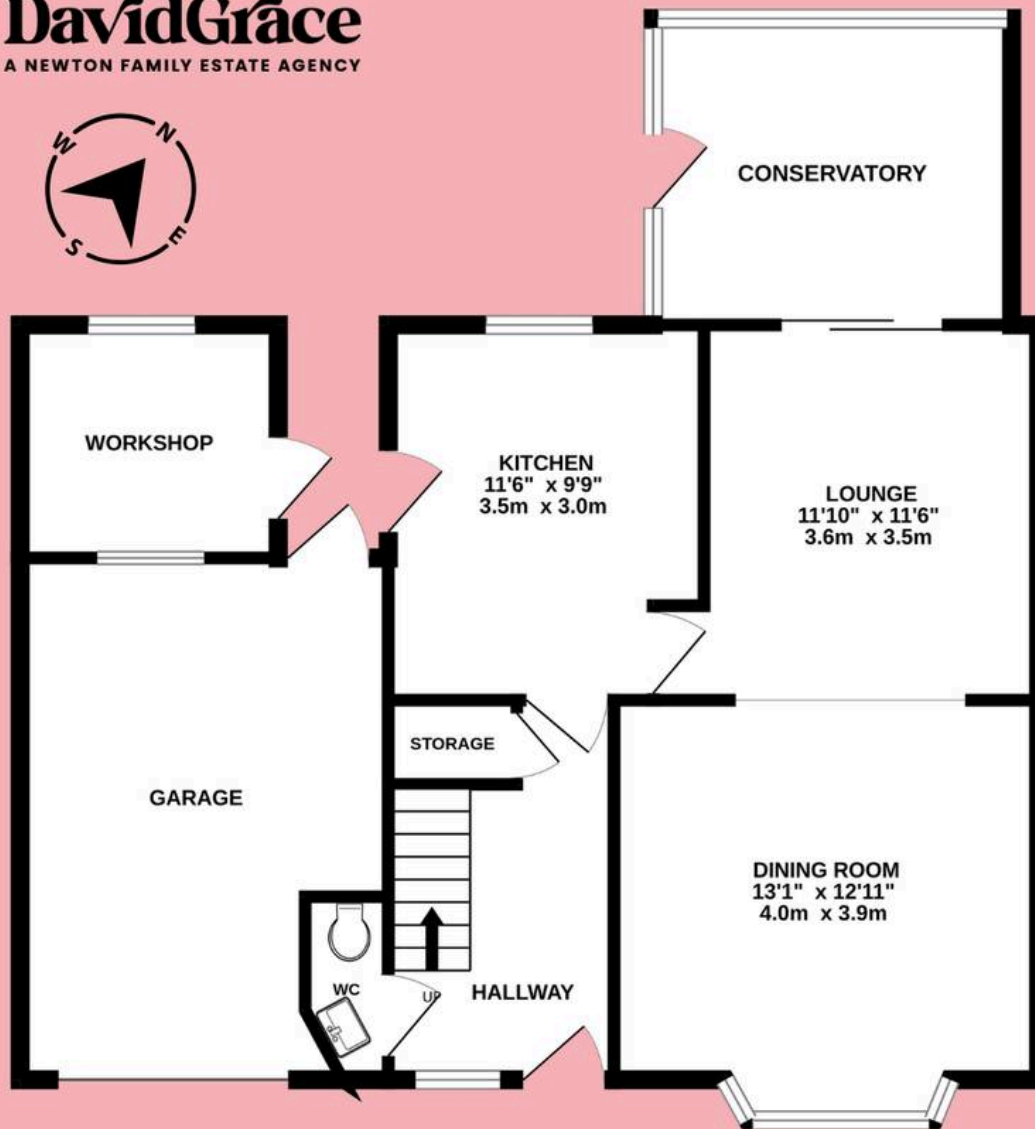
**DRIVEWAY**

2 Parking Spaces

**GARAGE**



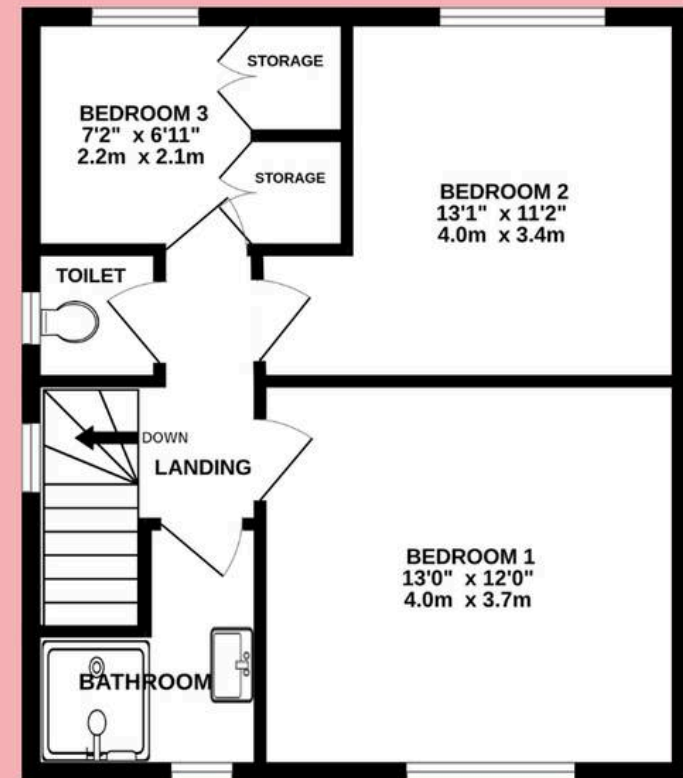




## Belton Lane, Grantham

Approx Floor Area: 1,188 sqft/110.46 m<sup>2</sup>

Approx Garage Area: 89.77sqft/ 8.34 m<sup>2</sup>



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and 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).



## David Grace Estate Agents

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