



Springfield Road, Grantham NG31 7BD

welcome to

Springfield Road, Grantham

GUIDE PRICE £130,000 - £140,000 - Beautifully decorated traditional mid terrace house with two bedrooms and a family bathroom upstairs. Ideal for first time buyers or as a rental with an expected income of £800 - £850, with a garden to the rear and parking availability to the rear of the garden.



Entrance

The front entrance is off a passageway, with front door leading into the hallway. With radiator, laminate flooring, and a built in storage cupboard.

Cloakroom

With low level wc, sink unit, radiator, tiled floor and window to the side aspect.

Lounge

11' 9" x 11' 1" (3.58m x 3.38m)

With window to the front, feature fireplace with electric fire and surround, radiator, laminate flooring.

Dining Room

12' 6" x 11' 8" (3.81m x 3.56m)

With laminate flooring, window to the rear, electric fire with wooden cream surround, radiator.

Kitchen

17' 1" x 6' 6" (5.21m x 1.98m)

With stainless steel sink and drainer, wooden units and dark worktops over. Decorative tiles to the walls, and ceramic tiled floor. Two windows to the rear. Back door leading to the garden. Radiator, built-in electric oven hob and extractor, space for washing machine, tumble dryer, dishwasher, fridge freezer.

First Floor Landing

With carpeted flooring, radiator, and hatch access to the loft access.

Bedroom One

13' 8" x 11' 11" (4.17m x 3.63m)

This double bedroom has a window to the front aspect, carpeted flooring, radiator, original fireplace in white.

Bedroom Two

12' 6" x 10' 6" (3.81m x 3.20m)

Second double bedroom with a window to the rear, carpet, radiator, original fireplace.

Bathroom

9' 9" x 6' 6" (2.97m x 1.98m)

With window to the rear, sink unit, toilet, bath with shower over, tiles to the walls, vinyl flooring, radiator.

Description Outside

To the rear of the property there is a decking area, with decorative raised flower beds.

Part block paved and part artificial lawn. Enclosed by fencing with a gate leading to the rear of the property for parking. There is also a gate leading to the side of the property to the passageway to the front.



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welcome to Springfield Road, Grantham

- BEAUTIFULLY PRESENTED
- TWO BED TRADITIONAL MID TERRACE HOUSE
- UPSTAIRS BATHROOM AND TWO DOUBLE BEDROOMS
- LOUNGE AND DINING ROOM
- GARDEN AND PARKING TO THE REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£130,000 - £140,000



Total floor area 90.1 m² (970 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

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Property Ref:
GST113744 - 0004

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