



Connells

Empire Court
Grantham



Property Description

Connells are pleased to bring to the market this well-presented three-bedroom townhouse arranged over three floors and offers flexible, well-proportioned accommodation ideal for modern family living.

The ground floor comprises a welcoming entrance hall, a convenient ground floor WC and internal access to the integral garage, providing useful storage space. The ground floor is completed with bedroom / Study.

On the first floor is a spacious lounge with ample room for both seating and entertaining. A generous kitchen/diner to the rear, offers plenty of space for a family dining table.

The second floor comprises of two double bedrooms. The master room benefiting from a en-suite. A family bathroom completes the second floor.

Externally, To the front there is off road parking leading to the single garage. To the rear there is a small private courtyard.

Early viewing is highly recommended to fully appreciate this home.

This home is being sold with no chain

Ground Floor

Entrance Hall

With doors to the garage, downstairs W.C, storage cupboard and bedroom two. Stairs leading to the first floor, radiator, wood laminate flooring.

Downstairs W.C

Wash hand basin, W.C, radiator, tiled flooring.

Bedroom Two

Two windows, radiator, laminate flooring.

First Floor

Landing

Stairs leading to the second floor and ground floor, doors leading to the kitchen and the lounge. Double glazed window to the rear, carpet.

Lounge

Two double glazed windows to the rear, carpet, radiator.

Kitchen/Diner

Two double glazed windows to the front, range of wall and base units with worktop, spot lights to the ceiling, space and plumbing for washing machine, radiator, Lino flooring.

Second Floor

Landing

Inbuilt cupboard, loft access, radiator, carpet.

Bedroom One

Double bedroom, double glazed window to the rear, carpet, radiator, inbuilt cupboard. Door leading to En-Suite.

En-Suite

Double glazed window to the rear, W.C, wash hand basin, towel rail, Lino flooring, corner shower.

Bedroom Three

Double bedroom, double glazed window to the front, carpet, radiator, large inbuilt wardrobe.

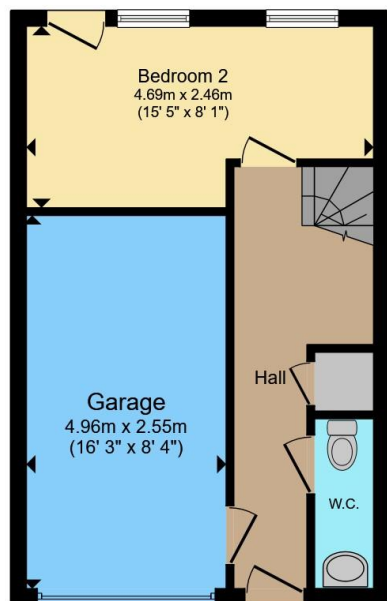
Bathroom

Double glazed window to the front, bath with shower over, wash hand basin, W.C, Lino flooring, towel radiator.

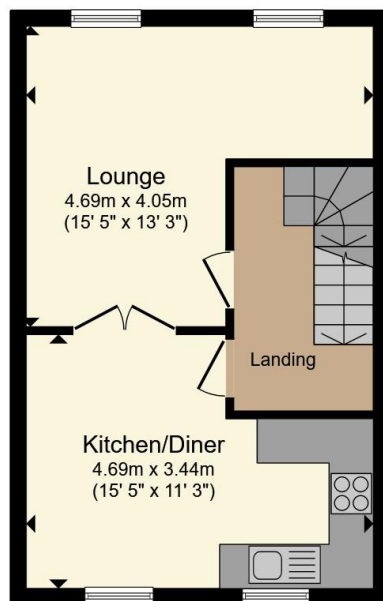




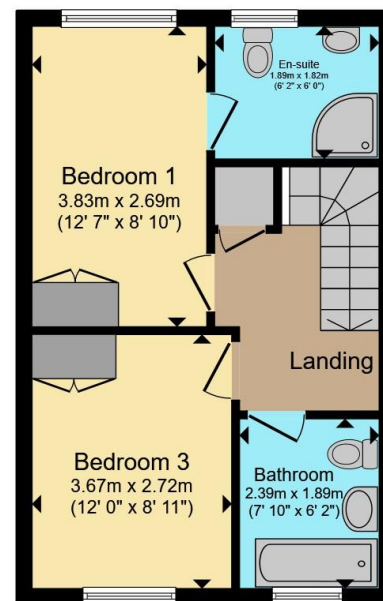




Ground Floor



First Floor



Second Floor

Total floor area 107.1 m² (1,152 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: B

Tenure: Freehold

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