



**98 Kedleston Road, Grantham**

Grantham

£245,000

**David Grace**





## 98 Kedleston Road

Grantham, Grantham

Stylish three-bedroom semi-detached home over three floors on the popular Springfield Road Estate. Modern kitchen, underfloor heating, spacious living, principal suite, garage and driveway.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Bedroom Semi-Detached Home
- Set Over Three Spacious Floors
- Modern High-Spec Kitchen with Appliances
- Underfloor Heating to Ground Floor
- Lounge/Diner with French Doors to Patio
- Top Floor Bedroom 1 Suite with Dressing Area and Ensuite
- Large Double and Large Single Bedroom with Desk Space
- Modern Family Bathroom
- Garage and Driveway Parking
- EPC - C



### Entrance Hall

### Kitchen

16' 1" x 6' 7" (4.90m x 2.00m)

### WC

### Lounge

14' 9" x 13' 1" (4.50m x 4.00m)

### Bedroom 2

13' 1" x 11' 10" (4.00m x 3.60m)

### Bedroom 3

15' 9" x 6' 7" (4.80m x 2.00m)

### Bathroom

### Bedroom 1

19' 0" x 13' 1" (5.80m x 4.00m)

### Ensuite





**GARDEN**

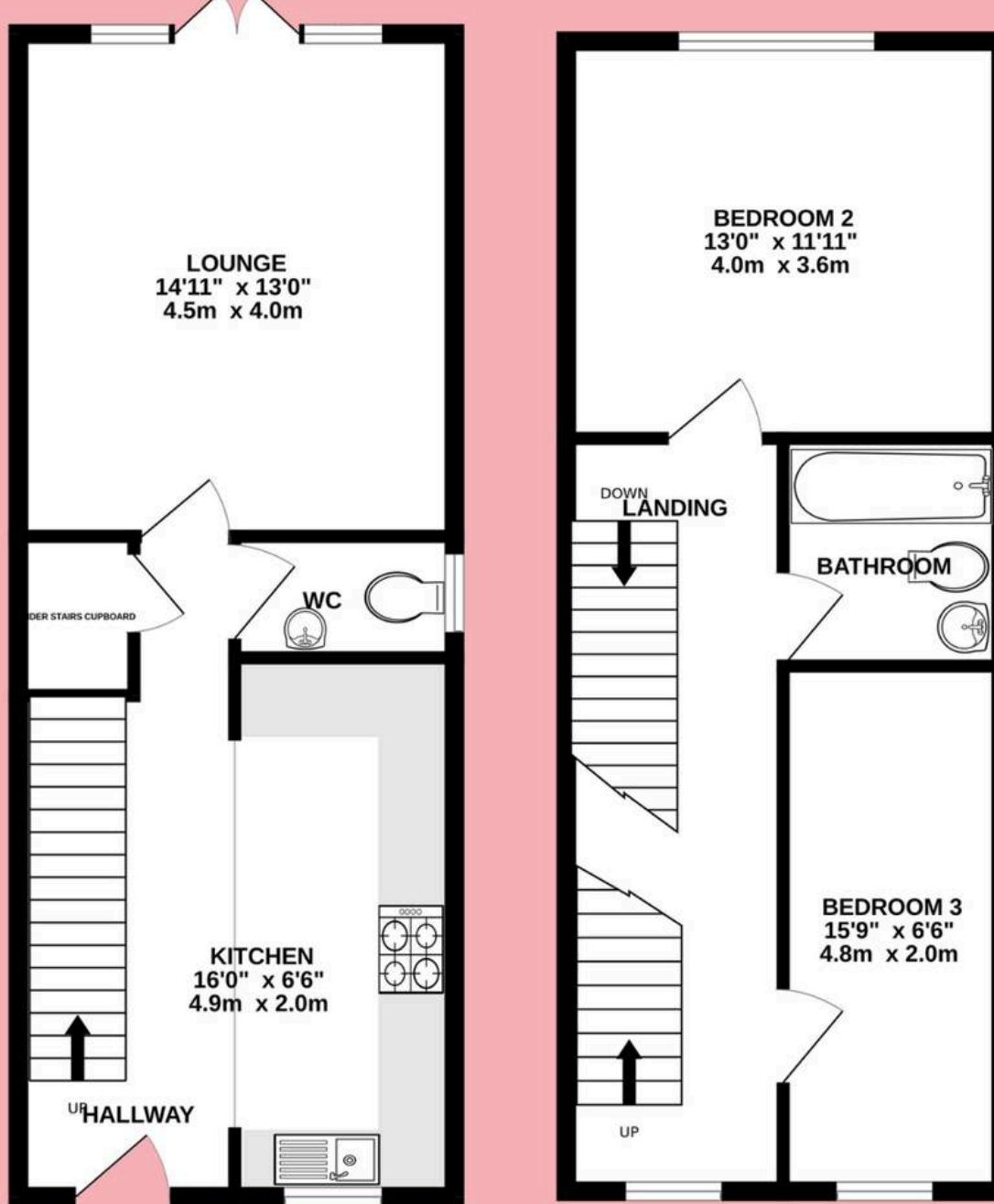
**GARAGE**

**OFF STREET**

**DRIVEWAY**

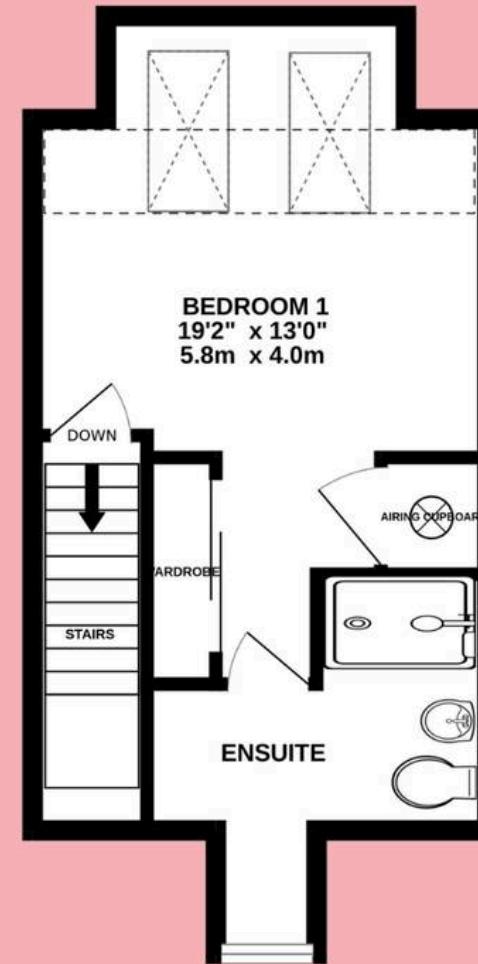






**Kedleston Road, Grantham**  
Approx Internal area: 1198.02 squared ft/111.3m<sup>2</sup>

**David Grace**  
A NEWTON FAMILY ESTATE AGENCY





## David Grace Estate Agents

71 High Street, Grantham - NG31 6NR

01476 833833 • [sell@davidgrace.co.uk](mailto:sell@davidgrace.co.uk) • [www.davidgrace.co.uk](http://www.davidgrace.co.uk)

**David** Grace