



Queen Street, Grantham NG31 6BS

welcome to

Queen Street, Grantham

GUIDE PRICE £185,250 - SPACIOUS TOWNHOUSE within walking distance to the TOWN CENTRE and TRAIN STATION. Accommodation over three floors boasting two reception rooms, kitchen, cloakroom and three bedrooms. Boasting off-road parking to the rear.



Entrance Hall

Entering the property through a part glazed door to the side aspect into the entrance hall with carpet, consumer unit, radiator, staircase leading to the first floor landing and doors leading through to the cloakroom, dining room and kitchen diner.

Downstairs Cloakroom

Located in the entrance hall, with a floating sink, low level WC, spotlights in the ceiling, extractor fan, tile effect flooring and sloped ceiling (restricted head height).

Kitchen Diner

14' 9" x 12' (4.50m x 3.66m)

With a window to the rear aspect, having a range of light wood effect units to both the floor and eye level with black marble effect worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Integrated oven, hob with extractor hood above, space for appliances, wall mounted boiler, tiled flooring, radiator and French doors leading out to the rear.

Dining Room

10' x 11' 11" (3.05m x 3.63m)

Dual aspect room with windows to the front and side aspects, carpet and radiator.

First Floor Landing

With a window to the side aspect, carpet and radiator.

Lounge

14' 10" x 12' (4.52m x 3.66m)

Another lovely dual aspect room with windows to the rear and side aspects, feature fireplace with marble effect surrounding, hearth, and electric fire, carpet and radiator.

Bedroom Two

9' 11" x 10' (3.02m x 3.05m)

Dual aspect bedroom with two windows to the front

and one window to the side aspect, built-in wardrobes, carpet and radiator.

Second Floor Landing

With carpet and doors leading to two bedrooms and family bathroom.

Master Bedroom

11' 7" x 12' (3.53m x 3.66m)

Another dual aspect bedroom with two windows to the rear and one to the side aspect, carpet, radiator and door leading into the en-suite.

En-Suite Shower Room

Comprising of a shower unit, pedestal wash hand basin, low level WC, partially tiled walls and tiled flooring.

Bedroom Three

10' 5" max x 12' max (3.17m max x 3.66m max)

L-Shaped dual aspect bedroom with two windows to the front and one to the side aspect, carpet and radiator.

Family Bathroom

4' 1" x 8' 6" (1.24m x 2.59m)

Comprising of a bath with shower attachment, partial tiling to the walls, pedestal wash hand basin, low level WC, radiator and tile effect vinyl flooring.

General Description Outside

Approaching the property to the front with railings and pathway to the side of the property.

The rear garden features a small patio with gate to back and allocated parking spot.



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welcome to

Queen Street, Grantham

- End-Terrace Townhouse
- Spacious Versatile Accommodation
- Three/Four Bedrooms
- Bathroom & En-Suite
- Allocated Parking

Tenure: Freehold EPC Rating: C

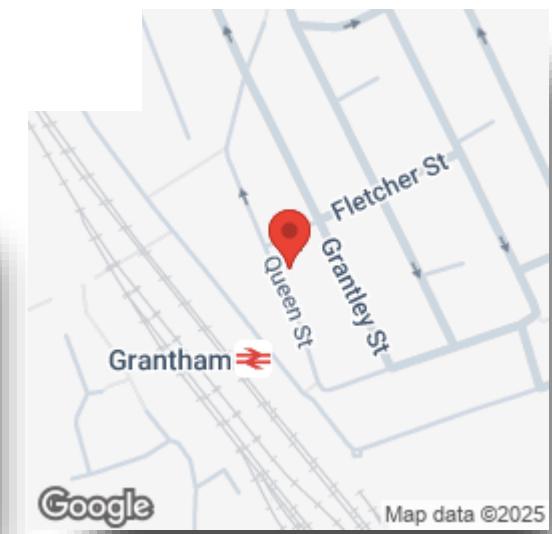
Council Tax Band: C

guide price

£185,250



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.focalagent.com



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Property Ref:
GST113206 - 0005

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