



PRICE GUIDE

**£180,000**

**Edward Street**

Grantham, NG31

Council Tax Band: A



PROPERTY SUMMARY

Secure My Sale Estate Agents in Grantham are delighted to present to the market this beautifully presented and deceptively spacious three-bedroom mid-terrace home, ideally positioned on the ever-popular Edward Street. Offering a perfect blend of traditional charm and contemporary comfort, this superb property spans three well-planned floors, providing generous living space that will appeal to first-time buyers, growing families, or investors alike.

Originally built in the 1920s, the home retains much of its original character, while benefitting from a series of thoughtful modern updates. The heart of the home is the brand-new, tastefully fitted kitchen, complete with sleek cabinetry and stylish finishes — a dream for anyone who enjoys cooking or entertaining.

The welcoming lounge offers a versatile and comfortable space, perfect for relaxing after a long day or hosting family and friends. Upstairs, you'll find three well-proportioned bedrooms, each offering plenty of natural light and flexibility to suit your lifestyle — whether that's family living, guest accommodation, or a home office. The modern bathroom has been finished to a high standard, reflecting the care and attention invested throughout this impressive home.

Externally, the property benefits from a low-maintenance rear garden, providing an ideal spot for outdoor dining, morning coffee, or simply enjoying the fresh air.

Due to its fantastic location on Edward Street, the property is a short distance from the Town Centre, Train Station amenities, and transport links, including easy access to the A1.

A perfect mix of character and comfort, this property is ready to move into straight away! Properties of this quality rarely stay on the market for long.

Don't miss out on the chance to make this exquisite property yours! Contact us to book a viewing now.

Your dream home awaits on Edward Street...

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Ground Floor

Lounge - 3.47m x 4.15m (11'5" x 13'7")

A bright and spacious lounge featuring a charming bay window that floods the room with natural light, creating a warm and welcoming atmosphere. Benefitting from extra wall insulation.

Half Cellar- 2.49m x 1.65m (8'2" x 5'5")

A practical half cellar providing excellent additional storage space, perfect for keeping household items neatly tucked away.

Kitchen Diner - 3.48m x 7.02m (11'5" x 23'0")

A beautifully presented kitchen diner finished to an exquisite standard, offering the ideal space for cooking, dining, and entertaining, with doors leading out to the rear garden. Benefitting from extra wall insulation.

Bathroom - 2.12m x 2.34m (6'11" x 7'8")

A stylish and modern bathroom boasting excellent high-quality finishes, combining comfort and elegance in a sleek contemporary design.

First Floor

Bedroom Two - 4.71m x 3.71m (15'5" x 12'2")

A generous double bedroom set to the front of the property, enjoying plenty of natural light through its large window and offering a peaceful retreat. Benefitting from extra wall insulation.

Bedroom Three - 3.51m x 3.64m (11'6" x 11 x 11")

A well-proportioned double bedroom overlooking the rear garden, providing a calm and private space ideal for relaxation. Benefitting from extra wall insulation.

Second Floor

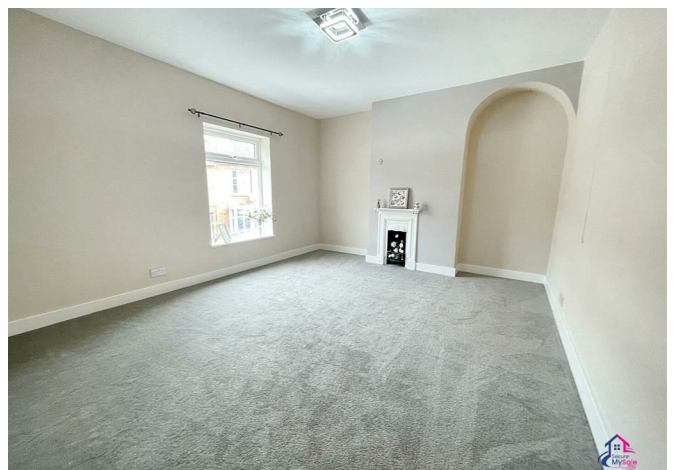
Main Bedroom - 4.23m x 4.97m (13'11" x 16'4")?

A charming third-floor bedroom with a cosy feel and elevated views, perfect as a guest room, home office, or creative space. Benefitting from extra wall insulation.

Outside

Low-maintenance garden

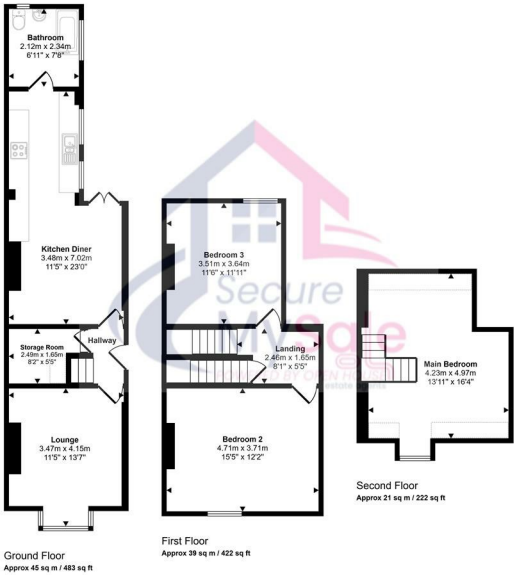








Approx Gross Internal Area  
105 sq m / 1125 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Drawings 2020.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the



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