



Connells

Primrose Way
Grantham



Property Description

Connells are delighted to bring to the market this three bedroom semi-detached home in a popular location. This home is in need of modernisation and is a perfect opportunity to make your own. Would make a great investment. Call Connells today for more details.

This home comprises of entrance hall, lounge, kitchen, utility room. To the first floor there is three good size bedrooms and the family bathroom.

Externally, to the front of the property there is a small block paved area. To the rear of the property there is enclosed rear garden, with a small block paved patio area and access to the garage via a gate.

This property would make a great first home with a great opportunity to make your dream home. For more details and to book a viewing call Connells today. This home is being sold with no onwards chain.

Ground Floor

Entrance Hall

With tiled flooring.

Lounge

15' 8" x 9' 8" (4.78m x 2.95m)

With a window to the rear, French doors leading to the rear, wood laminate flooring.

Kitchen / Breakfast

13' 11" x 9' 10" (4.24m x 3.00m)

With a window to the front and side, range of wall and base units, work top, sink, tiled flooring.

Utility Room

10' 2" x 4' (3.10m x 1.22m)

With a window to the side, tiled flooring, work top, two built in cupboards.

Landing

With doors leading to three bedrooms and the family bathroom, carpet, loft access, inbuilt cupboard.

Bedroom One

11' 8" x 9' 10" (3.56m x 3.00m)

With a window to the front, carpet, double bedroom.

Ensuite

With a window to the front,

Bedroom Two

9' 9" x 9' 1" (2.97m x 2.77m)

Double bedroom, window to the rear, carpet.

Bedroom Three

10' 5" x 6' 2" (3.17m x 1.88m)

Single bedroom, radiator, window to the rear, carpet.

Bathroom

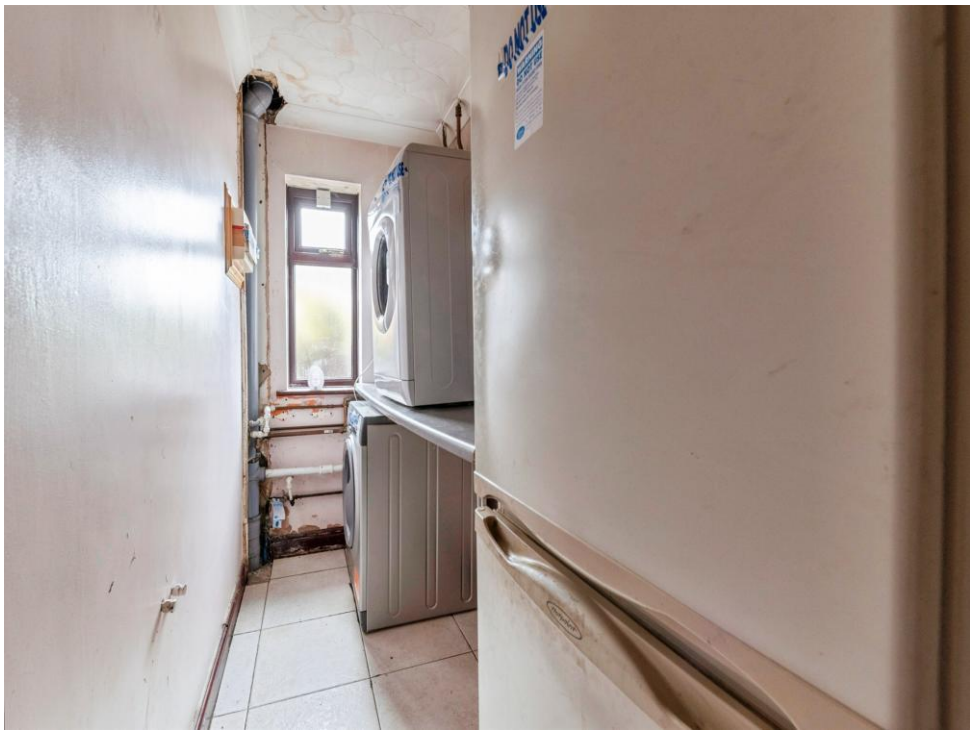
6' 6" x 6' 5" (1.98m x 1.96m)

With a window to the side, radiator, wash hand basin, w.c, bath, tiled floor.

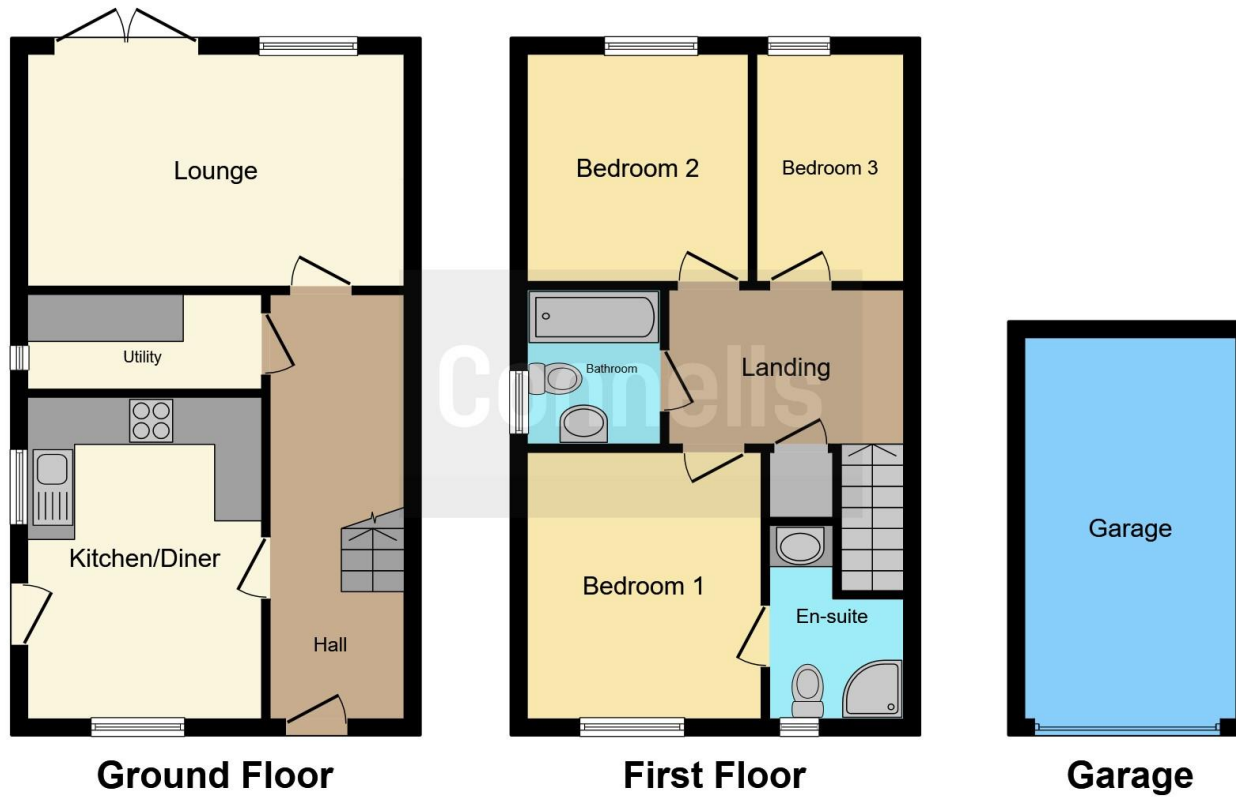
Outside

Garage









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

To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309281



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GRM309281 - 0013