



Albion Street, Grantham NG31 8BG



welcome to

Albion Street, Grantham

GUIDE PRICE £240,000 - £250,000 - Stunning character property in town centre location. Beautifully presented throughout this perfect family home has spacious versatile accommodation, and a courtyard garden. Benefitting from fitted blinds and a log burning stove. Viewing is Essential.



Entrance Hall

Entering the property through a full wooden door with a glass arch above, this L-shaped hallway features wooden flooring, a radiator, staircase leading down to the breakfast kitchen and upto the first floor landing, and doors through to the lounge and sitting/dining room.

Lounge

13' 1" into bay x 11' 9" (3.99m into bay x 3.58m)

With a bay window to the front aspect, feature fireplace with brick and log burning stove, wood flooring, spotlights to the ceiling, and deep skirting boards.

Sitting/Dining Room (bedroom)

10' 1" x 15' 2" (3.07m x 4.62m)

Versatile room with a window to the rear aspect, feature fireplace with hearth and surround, wood flooring, spotlights to the ceiling, and deep skirting boards. This room could also be potentially used as a bedroom, which it has been previously.

Breakfast Kitchen - Lower

15' 1" x 10' 1" (4.60m x 3.07m)

This stunning breakfast kitchen features a window to the rear aspect, and having a range of white units to both the floor and eye level with black worktops over, stainless steel sink with rinser, drainer, and mixer tap. Benefitting from a feature tile wall with inset cooker and hob, white tile flooring, spotlights to the ceiling, space for fridge freezer added pantry space. Hallway through to the rear lobby and utility/cloakroom.

Rear Lobby

With white tile flooring, French door leading out to the courtyard garden and door into the cloakroom/utility room.

Cloakroom/Utility Room

With a window to the side aspect, pedestal wash hand basin, low level WC, spotlights to the ceiling, and wall mounted boiler.

First Floor Landing

Wood floor with carpet staircase, radiator, spotlights to the ceiling, doors leading to both bedrooms and family bathroom and staircase leading to the attic room.

Bedroom One

13' 1" x 11' 1" (3.99m x 3.38m)

With a two windows to the front aspect, built-in wardrobes, desk with drawers, feature fireplace with open grate, carpet, radiator and spotlights in the ceiling.

Bedroom Two

9' 4" max x 10' 1" max (2.84m max x 3.07m max)

With a window to the rear aspect, wood flooring, feature fireplace, radiator and spotlights in the ceiling.

Family Bathroom

With a window to the rear aspect, bath with shower over, pedestal wash hand basin, low level WC, spotlights in the ceiling, tiled flooring, partial tiled walls and a radiator.

Attic Room (bedroom Four)

13' 1" x 15' max (3.99m x 4.57m max)

Featuring beams, skylight window to the rear aspect, carpet, sloping ceilings (restricted head height).

General Description Outside

Open frontage with paving, and steps leading up to the front door.

The low maintenance rear courtyard garden features tiling and gravel perfect for pots, a shed and gated access to the rear.



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Albion Street, Grantham

- Mid-Terraced Family House
- Spacious Accommodation over Four Floors
- Beautifully Presented Throughout
- Fitted Blinds and Log Burning Stove
- Courtyard Garden to the Rear

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£240,000 - £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112854 - 0005

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