



Springfield Road, Grantham NG31 7BG

welcome to

Springfield Road, Grantham

GUIDE PRICE £130,000 - £140,000 - Fabulous end-terraced house. Perfect First Time Buyer home or having a rental income of approximately £800 - £850 pmth. Benefitting from a lounge, downstairs shower room, kitchen/diner, utility, two bedrooms and bathroom. Side driveway and gardens.



Entrance Hall

Side door leading into an entrance hall with laminate wood flooring and access to the lounge and kitchen.

Lounge

11' 5" into the Fireplace x 10' 9" (3.48m into the Fireplace x 3.28m)

Dual aspect room with windows to both the front and side aspects, feature fireplace, carpet and a radiator.

Kitchen/Diner

11' 6" into Fireplace x 11' (3.51m into Fireplace x 3.35m)

With a window to the rear aspect and having a range of wooden units to both the floor and eye level with dark worktops over, stainless steel sink, drainer and mixer tap with partial tiling to the walls. Electric oven, hob with extractor hood above, laminate flooring, radiator and a stone fireplace with archway through to the utility.

Utility Room

8' 5" x 4' 10" (2.57m x 1.47m)

With a window to the side aspect, space for a washing machine, radiator, tiling to both the walls and floor and door leading to the rear garden.

Downstairs Shower Room

7' 10" x 3' 10" (2.39m x 1.17m)

Comprising of a shower cubicle, wash hand basin, low level WC, heated towel rail and tiling to both the walls and floor.

First Floor Landing

Having a window to the side aspect, carpet, radiator and hatch access to the loft.

Bedroom One

11' 7" x 11' (3.53m x 3.35m)

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

Bedroom Two

11' 6" x 10' 10" (3.51m x 3.30m)

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

Bathroom

9' 7" x 4' 10" (2.92m x 1.47m)

With a window to the rear aspect, bath, wash hand basin, low level WC, heated towel rail and tiling to both the walls and floor.

General Description Outside

Approaching the property and having a pathway leading to the door, hedge surrounding and fencing. Gated access through to the rear. Driveway to the side aspect with a wall, also benefitting from lawn, gravelled area and a large shed.



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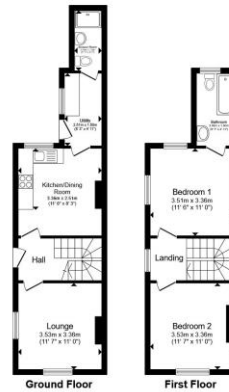
- End-Terraced House
- Great Location
- Downstairs Shower Room & Upstairs Bathroom
- Kitchen Diner with Utility
- Two Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£130,000 - £140,000



Total floor area 71.5 m² (770 sq.ft.) approx.
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.propertybox.io

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Property Ref:
GST113904 - 0002

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