



**Woodbrook, Grantham NG31 9FT**

**welcome to**

## **Woodbrook, Grantham**

Presented to a good standard throughout, this lovely semi-detached house offers two reception rooms, kitchen with French doors out, three bedrooms and family bathroom. Benefiting from off road parking with a driveway to the side and garden to the rear.



## **Entrance**

Front door leading into the entrance hall, with staircase to the first floor and a radiator. Door leading to the downstairs cloakroom and door leading to the main lounge.

## **Downstairs Cloakroom**

With low-level WC and wash handbasin, radiator, decorative tiled splashback and window to the front aspect.

## **Lounge**

12' 8" x 12' 3" ( 3.86m x 3.73m )

This cosy living area has a Window to the front aspect, radiator, spacious understairs storage cupboard and double doors leading through to the dining room.

## **Dining Room**

7' 7" x 10' 6" ( 2.31m x 3.20m )

With French doors leading out to the rear garden, carpet, radiator and door leading to the kitchen.

## **Kitchen**

7' 4" x 10' 6" ( 2.24m x 3.20m )

Having a range of fitted units at both floor and eyelevel with built-in electric oven, gas hob and extractor hood above, sink unit with single drainer and mixer tap. Radiator, space for appliances, wall mounted cupboard housing the boiler. Window to the rear aspect and part glazed door leading to the side aspect.

## **First Floor Landing**

Nicely presented landing area which has hatch access to the loft and door leading to the airing cupboard.

## **Bedroom One**

15' 6" x 9' 6" ( 4.72m x 2.90m )

Good size double bedroom having a window to the front aspect, radiator, and alcove area ideal for dressing table or wardrobes.

## **Bedroom Two**

8' 8" x 7' 1" ( 2.64m x 2.16m )

With a window to the rear aspect and a radiator.

## **Bedroom Three**

6' 5" x 7' 4" ( 1.96m x 2.24m )

With a window to the rear aspect, radiator and fitted blinds to the windows.

## **Family Bathroom**

Comprising of bath with shower over, pedestal wash handbasin and low level WC. Decorative tiling to the walls, extractor fan radiator, and window to the side aspect.

## **General Description Outside**

To the front of the property the gardens are open plan style and sitting proudly on a corner plot. With lawn to the front and side, tarmac driveway providing off-road parking for at least two vehicles.

Gated access to the rear garden, which is mainly laid to lawn, feature paved patio area and fully enclosed by fencing.



***view this property online*** [williamhbrown.co.uk/Property/GST113501](http://williamhbrown.co.uk/Property/GST113501)



welcome to

## Woodbrook, Grantham

- Semi-Detached House
- Two Reception Rooms
- Three Bedrooms
- Off Road Parking
- 'Move in Ready' Condition

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£195,000**



Ground Floor

First Floor



view this property online [williamhbrown.co.uk/Property/GST113501](http://williamhbrown.co.uk/Property/GST113501)

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
GST113501 - 0006

william h brown



**01476 566363**



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



**williamhbrown.co.uk**