



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. Benefitting 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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113501 - 0006

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