



Connells

Huntingtower Road
Grantham



Property Description

Connells are pleased to bring to the market this spacious three-bedroom home arranged over two floors.

The ground floor comprises of an entrance hall with stairs leading to the first floor and access to a generous lounge and a separate dining room with access to the conservatory, providing additional living space with views over the garden and plenty of natural light. A kitchen sits adjacent, offering practical workspace and storage, while a ground-floor WC adds everyday convenience.

To the first floor, the property offers three double bedrooms. A family bathroom completes the first floor.

Externally, To the rear there is a good size enclosed garden with mature trees.

Early viewing is highly recommended.

****An excellent investment opportunity offering a well-proportioned three-bedroom property arranged over two floors.****

Ground Floor

Entrance Porch

With windows to front, door leading to the entrance hall, tiled flooring.

Entrance Hall

With stairs leading to the first floor, doors leading to the lounge, dining room and the kitchen. Wood laminate flooring, radiator, understairs cupboard.

Lounge / Bedroom

Double glazed bay window to the front, radiator, carpet.

Dining Room

Doors leading to the conservatory, wood laminate flooring, radiator.

Conservatory

With double glazed windows to the side and rear, double glazed door leading to the rear garden, radiator.

Kitchen

With two double glazed windows to the side, range of wall and base units, tiled flooring, radiator, electric oven, electric hob, doors leading to the entrance hall and the inner hall.

Inner Hallway

With doors leading to the kitchen, W.C and the store / lean to.

Double bedroom, double glazed window to the front, carpet, radiator.

Downstairs W.C

With a double glazed window to the rear, wash hand basin, W.C, radiator.

Bathroom

Double glazed window to the rear, W.C, wash hand basin, towel rail, wood laminate flooring, bath with shower over.



Store / Lean To

With double glazed doors to the front and rear.

First Floor

Landing

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

Bedroom One

Double bedroom, double glazed window to the front, carpet, radiator.

Bedroom Two

Double bedroom, double glazed window to the rear, carpet, radiator.

Bedroom Three









Total floor area 106.8 m² (1,150 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



To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309312



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