



**Carlisle Close, Grantham NG31 8RZ**

**welcome to**

**Carlisle Close, Grantham**

EXTENDED two bedroom semi detached house in a very sought after part of Grantham. This property comes with a driveway, enclosed rear garden and an stunning conservatory with lantern light ceiling. With two good size bedrooms and a family bathroom. Great rental return of approx £875 pcm.



### **Entrance**

As you enter the property, you are greeted by a small entrance porch way with a shoe cupboard to the right hand side, and a window to the front aspect.

### **Lounge**

15' 2" x 11' 9" ( 4.62m x 3.58m )

With a staircase to the first floor, feature electric fireplace, radiator and window to the front aspect. The living room is separated by an open archway into the kitchen/diner.

### **Dining Kitchen**

11' 9" x 9' 9" ( 3.58m x 2.97m )

Having a range of units at both floor and eye level, with a built in electric oven, induction hob and extractor hood above. Integrate fridge freezer and dishwasher, space for a washing machine. Sink unit with a single drainer. Window to the rear aspect and an open archway into the extended sunroom to the rear.

### **Extended Sunroom**

9' x 11' 4" ( 2.74m x 3.45m )

Situated off the kitchen, the sunroom offers lovely views of the rear garden. With bifolding doors to one side opening up to the garden, a stunning lantern light ceiling, as well as patio doors to the side. Radiator. With feature paved patio area in the garden, artificial lawn area, the garden is fully enclosed with fencing.

### **First Floor Landing**

With doors leading off to the family bathroom and the two bedrooms as well as an airing cupboard and the loft access, the vendor advises that the loft is boarded.

### **Bedroom One**

11' 9" x 9' 7" ( 3.58m x 2.92m )

Bedroom one has a rear facing window as well as a radiator and decorative wood panelling along the walls.

### **Bedroom Two**

11' 9" x 8' 10" ( 3.58m x 2.69m )

This bedroom offers a front facing window and a radiator.

### **Description Outside**

To the front of the property, there is a driveway for multiple cars, with gated side access to the rear enclosed garden with a grass and a patio area.



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welcome to

## Carlisle Close, Grantham

- MODERN TWO BEDROOM SEMI DET HOUSE
- GREAT FIRST TIME PURCHASE OR RENTAL OPPORTUNITY
- RENTAL RETURN APPROX £875 PCM
- LOUNGE, DINING KITCHEN AND CONSERVATORY
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST114241 - 0003

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