



OFFERS OVER

**£150,000**

**College Street**

Grantham, NG31

Freehold - Council Tax Band - A

EPC - D

Secure My Sale Estate Agents are delighted to welcome this charming four-bedroom mid-terrace house located on College Street in the heart of Grantham. This property presents an excellent opportunity for both families and investors alike, offering a spacious and comfortable living environment without the hassle of a chain.

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As you enter, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The four well-proportioned bedrooms offer ample accommodation for a growing family or the potential for rental income.

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Situated in a prime town centre location, this home is just a stone's throw away from a variety of local amenities, including shops, schools, and parks, making it an ideal choice for those who appreciate the convenience of urban living. The vibrant community of Grantham offers a rich history and a range of activities for all ages, ensuring that there is always something to enjoy.

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With no chain involved, this property is ready for you to move in and make it your own. Whether you are looking to settle down in a family-friendly environment or seeking a promising investment opportunity, this mid-terrace house on College Street is not to be missed.

Don't miss out on the chance to make this exquisite property yours! Contact us to book a viewing now.

Your dream home awaits on College Street...

### Ground Floor

Lounge - 3.28m x 3.68m (10'9" x 12'1")

A spacious lounge offering a light and airy feel, perfect for relaxation and entertaining.

Dining Room - 2.68m x 3.39m (8'10" x 11'1")

An open-plan dining room seamlessly connecting the kitchen and lounge, creating a versatile and sociable living space.

Bathroom - 1.54m x 2.47m (5'1" x 8'1")

A family bathroom fitted with a bath with overhead shower, wash basin, and WC.

Kitchen - 4.23m x 2.12m (13'11" x 6'11")

A well-appointed kitchen offering generous worktop space and flooded with natural light.

### First Floor

Main Bedroom - 4.38m x 3.51m (14'4" x 11'6")

A generous double bedroom with excellent proportions and ample space for freestanding furniture.

Bedroom 4 - 4.31m x 3.55m (14'2" x 11'8")

A well-proportioned double bedroom offering plenty of room and a comfortable layout throughout.

### Second Floor

Bedroom 3 - 3.86m x 2.54m (12'8" x 8'4")

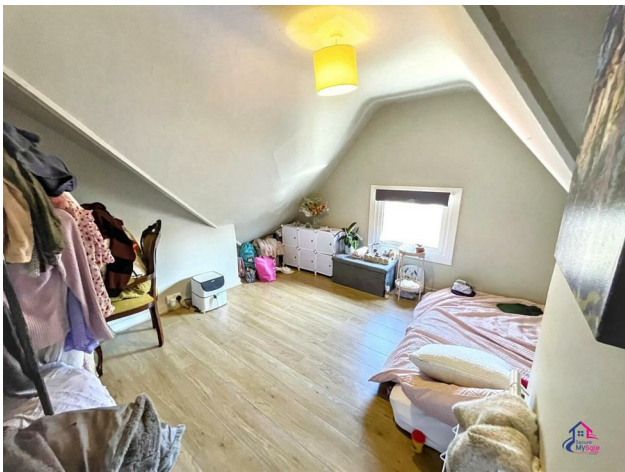
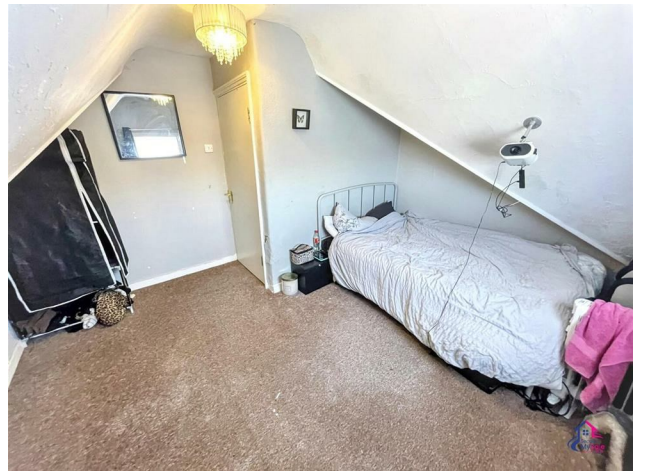
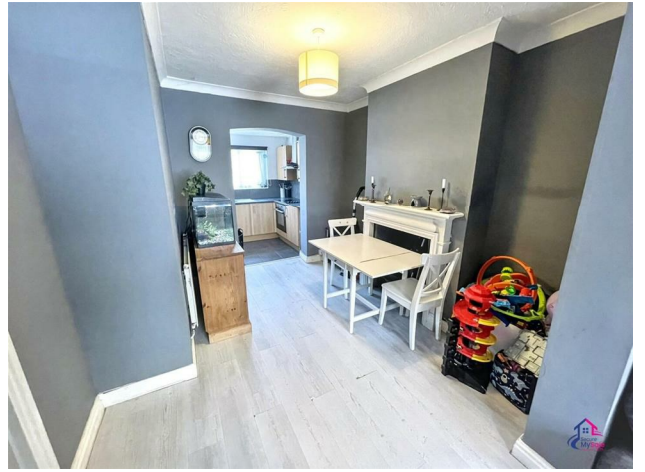
A spacious double bedroom with room for a full suite of bedroom furniture and storage.

Bedroom 2 - 3.89m x 3.48m (12'9" x 11'5")

A good-sized double bedroom boasting impressive floor space and versatile layout options.

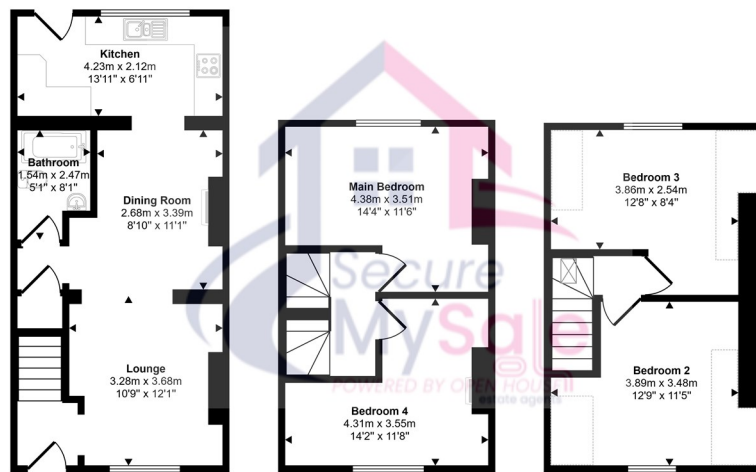
### Outside

Rear garden benefiting from abundant sunlight and convenient alleyway access to the rear.





Approx Gross Internal Area  
104 sq m / 1122 sq ft



Ground Floor  
Approx 42 sq m / 448 sq ft

First Floor  
Approx 31 sq m / 339 sq ft

Second Floor  
Approx 31 sq m / 336 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the



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