



**Cowes Road, Grantham NG31 7DP**

**welcome to**

**Cowes Road, Grantham**

\*GUIDE PRICE £145,000 - £155,000\* - Two bedroom very well presented starter home. With Lounge, Dining Kitchen and two double bedrooms, and upstairs bathroom. Lovely enclosed garden to the rear. Within walking distance of the town centre, schools, train station and bus station.



### **Entrance**

Front door leading into the entrance area with stair case to the first floor, and door leading into the lounge.

### **Lounge**

11' 3" max x 11' 1" ( 3.43m max x 3.38m )

Having a feature fireplace with a wood surround with an inset fire (for decoration purposes only), carpeted flooring, radiator and window to the front aspect.

Door into the dining kitchen.

### **Dining Kitchen**

13' 8" x 11' 2" ( 4.17m x 3.40m )

Having a range of wood effect units at floor and eye level with worktops over, stainless steel sink and drainer with tiled splashbacks. Space for washing machine, space for a tumble dryer and fridge freezer, Built in oven, gas hob and extractor hood above. Wood effect flooring, Built in storage cupboard, wall mounted gas boiler, window to the rear aspect and back door leading to the garden.

### **First Floor Landing**

Landing with carpeted flooring and a radiator.

### **Bedroom One**

11' 1" x 10' ( 3.38m x 3.05m )

With a window to the front aspect, carpeted flooring, storage cupboard housing the water tank, radiator.

### **Bedroom Two**

9' 11" x 8' 11" ( 3.02m x 2.72m )

With a window to the rear aspect, carpeted flooring and a radiator.

### **Bathroom**

8' 3" x 4' 11" ( 2.51m x 1.50m )

Comprising of a bath with a shower over, part tiling to the walls, low level wc and wash hand basin, soft vinyl flooring, radiator and window to the rear aspect.

### **Description Outside**

To the front of the property, the garden has been gravelled for easy maintenance. With a small hedge frontage and path to the front door.

To the rear there is a lovely garden, which is mainly laid to lawn, with feature paved patio area, shrub borders and enclosed by hedge/fencing with a gate to provide access to the side. Shed to be included.



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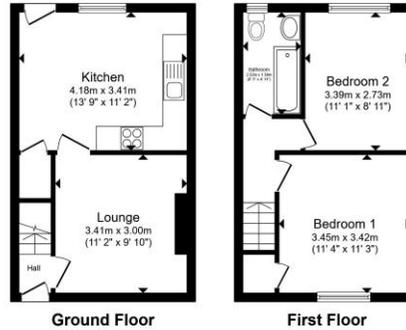


welcome to

## Cowes Road, Grantham

- TWO DOUBLE BEDROOMS
- IDEAL FOR FTBS OR LANDLORDS (£850 PCM)
- VERY WELL PRESENTED THROUGHOUT
- LOVELY GARDEN TO THE REAR
- 

Tenure: Freehold EPC Rating: D  
Council Tax Band: A



Total floor area 57.9 m<sup>2</sup> (623 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.is](http://www.propertybox.is)



guide price

**£145,000 - £155,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST114041 - 0005

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