



Belton Lane, Grantham NG31 9PG

welcome to

Belton Lane, Grantham

GUIDE PRICE £275,000 - £300,000 - Lovely semi-detached house on Belton Lane. Modernised throughout with spacious accommodation, driveway, garage and large garden to the rear. Viewing is essential to appreciate this family home.



Entrance Hall

Entering the property through a part glazed door into the entrance hall with a window to the front aspect, laminate wood effect flooring, radiator, storage cupboard, staircase leading to the first floor landing a doors leading into the lounge, downstairs cloakroom, and kitchen.

Downstairs Cloakroom

Comprising of a wash hand basin, and low level WC.

Lounge

13' 8" x 12' 9" (4.17m x 3.89m)

With bay window to the front aspect, laminate wood effect floor, radiator, and archway through to the dining room (vendor currently using this room as a dining room).

Dining Room

11' 4" x 10' 9" (3.45m x 3.28m)

With laminate wood effect flooring, radiator, door leading through to the kitchen, and patio doors leading into the conservatory. (vendor currently using this room as a lounge).

Conservatory

10' 9" x 9' 4" (3.28m x 2.84m)

Partial brick built conservatory with a tiled floor, radiator, and door leading out to the garden.

Kitchen

11' 3" x 8' 8" (3.43m x 2.64m)

With a window to the rear aspect and comprising of a range of light green units to both the floor and eye level with wood worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Integrated electric oven, gas hob with extractor hood above. Cupboard housing the wall mounted boiler, space for a washing machine, fridge freezer and dishwasher. Coving to the ceiling and door leading out to the garden.

First Floor Landing

With a window to the side aspect, carpet, hatch access to the loft and doors leading to the bedrooms, shower room and separate WC.

Bedroom One

12' 9" x 12' (3.89m x 3.66m)

With a window to the front aspect, carpet, and radiator.

Bedroom Two

With a window to the rear aspect, carpet, and radiator.

Bedroom Three

8' 3" x 7' 4" (2.51m x 2.24m)

With a window to the rear aspect, built in wardrobes, carpet, and radiator.

Shower Room

With a window to the rear aspect, shower enclosure, vanity sink unit, shelving, heated radiator, partial tiling to the walls and tiled flooring.

Wc

With a window to the side aspect and comprising of a low level WC and tiled floor.

General Description Outside

Approaching the property to the front featuring a dwarf brick wall and gated access to a block paved driveway with plenty of room for off-road parking, garage and small border with shrubs and a tree. Access door for the garage at the rear with a brick shed/storage space.

The large rear garden features a paved patio area, gravel, raised beds, shed and a greenhouse. Borders with mature plants and shrubs. The property is enclosed by fencing.



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welcome to

Belton Lane, Grantham

- Semi-Detached Family House
- Modernised Throughout
- Two Reception Rooms
- Three Bedrooms
- Driveway, Garage and Gardens

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

guide price

£275,000 - £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113628 - 0003

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william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk