

Mossdale Close, Grantham NG31 8FQ

william
h brown

welcome to

Mossdale Close, Grantham

Detached house in a sought-after location on the outskirts of Grantham, tucked away in a quiet cul-de-sac. Offering three reception rooms, kitchen with utility area, three bedrooms and a bathroom. Driveway providing off-road parking, this realistically priced home offers excellent potential.













Entrance Porch
Entering the property to the front through a part-glazed door into the porch with a window to the front and door access into the study and lounge.

Study
8' 4" x 6' (2.54m x 1.83m)
This has been taken as part of the garage and has a window to the front aspect, carpet, wall lights and a radiator.

Lounge
11' x 14' 3" to arch (3.35m x 4.34m to arch)
With a window to the front aspect, feature fireplace with wooden surround, hearth and inset fire, wood effect laminate flooring, coving to the ceiling, radiator, staircase to the first floor landing and archway through to the dining area.

Dining Area
8' 2" x 11' (2.49m x 3.35m)
With a window to the rear aspect, coving to the ceiling, radiator and door through to the kitchen.

Kitchen
11' 6" x 8' 3" (3.51m x 2.51m)
With a window to the rear aspect and having a range of wood effect units to both the floor and eye level with dark worktops over, One and a half bowl stainless steel sink, drainer and mixer tap with decorative tile splashbacks.Integrated oven, hob with extractor hood above, under counter space for appliances. Coving to the ceiling, tile effect flooring, radiator and door access into the utility room and out to the rear garden.

Utility Room
10' 10" x 8' 3" (3.30m x 2.51m)
Large utility, store space having plenty of room for units and appliances and a window to the side aspect.

First Floor Landing
Landing area has carpet, hatch access to the loft, airing cupboard and door access into the bedrooms and family bathroom.

Bedroom One
14' 9" x 9' 11" (4.50m x 3.02m)
With a window to the rear aspect, a range of fitted wardrobes and cupboards, carpet, coving to the ceiling, radiator and door into the en-suite.

En-Suite Shower Room
With a window to the rear aspect, and comprising of a shower cubicle, pedestal wash hand basin, low level WC, carpet, coving to the ceiling and a radiator.

Bedroom Two
11' x 8' (3.35m x 2.44m)
With a window to the front aspect, carpet, coving to the ceiling and a radiator.

Bedroom Three
8' 1" x 8' 5" (2.46m x 2.57m)
With a window to the front aspect, carpet, coving to the ceiling and a radiator.

Family Bathroom
8' 4" x 6' 8" (2.54m x 2.03m)
With a window to the rear aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, tiling to the walls, coving to the ceiling, tile effect flooring and a radiator.

General Description Outside
Approaching the property to the front with a driveway, block paved pathway and lawn to the side. The rear garden features a large paved patio area, perfect for outside dining and entertaining, a slight tier up to the the lawn area with a shed and greenhouse. Enclosed by fencing.

Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Mossdale Close, Grantham

- Detached House
- In Need of Some Modernisation and Decoration
- Three Reception Rooms
- Three Bedrooms
- Driveway for Off Road Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: C



Total floor area 91.7 m² (987 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

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£210,000









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The Property Ombudsman

Property Ref:
GST113850 - 0005

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