



**Houghton Road, Grantham NG31 6JD**



**welcome to**

## **Houghton Road, Grantham**

GUIDE PRICE £180,000 - £190,000\* - Spacious, mid-terraced family house in a great location. Well presented throughout and benefitting from two reception rooms and three bedrooms. Outdoor space to the rear and a short walk to some local amenities. Call us to view on 01476 566363



### Entrance

Entering the property through a passageway to the side with wooden flooring and access into the lounge and dining room. Staircase rising to the first floor landing.

### Lounge

14' 4" into bay x 11' 1" ( 4.37m into bay x 3.38m )

With a window to the front aspect, feature fireplace with tiling and inset log burner, carpet, radiator and shelving.

### Dining Room

11' 11" x 11' 2" ( 3.63m x 3.40m )

With a window to the rear aspect, wooden flooring, radiator and door through to the kitchen.

### Kitchen

13' 2" widest point x 6' 10" ( 4.01m widest point x 2.08m )

With a window to the side aspect and having a range of wooden units to both the floor and eye level with worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Space for a freestanding oven and hob, fridge freezer and washing machine. Tiling to the floor, hatch access to the loft, access into the bathroom and door leading out to the rear garden.

### Downstairs Bathroom

With a window to the side aspect, bath, corner shower cubicle, wash hand basin, low level WC, radiator and tiling to both the walls and floor.

### First Floor Landing

Landing with carpet and a radiator.

### Bedroom One

13' 1" x 11' 11" ( 3.99m x 3.63m )

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

### Bedroom Two

12' 9" x 11' 9" ( 3.89m x 3.58m )

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

### Attic Bedroom

With a window to the front aspect, carpet, radiator and sloping ceilings (restricted head height).

### General Description Outside

To the rear of the property there is block paving, space for pots and planters and a shed, enclosed by fencing. Gated access to the passageway.



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## Houghton Road, Grantham

- Mid-Terrace Family House
- Spacious Accommodation Throughout
- Two Reception Rooms
- Three Bedrooms
- Rear Outdoor Space

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

guide price

**£180,000 - £190,000**



Total floor area 96.6 m<sup>2</sup> (1,040 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.co

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST113938 - 0003

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