



Worcester Road, Grantham NG31 8SF

welcome to

Worcester Road, Grantham

GUIDE PRICE £170,000 - £180,000 - Well-presented two bedroom modern starter home situated on Barrowby Gate, with great access to the A1 and A52. Having lounge and dining kitchen, conservatory, family bathroom, gardens and allocated parking. Call us to view on 01476 566363



Entrance Porch

Entering the property through a part glazed door into the entrance porch, wall mounted consumer unit, carpet and door access into the lounge.

Lounge

13' 7" x 12' 5" (4.14m x 3.78m)

With a window to the front aspect, feature Adamstyle fireplace with surround and inset electric fire, carpet, two radiators, coving to the ceiling, understairs storage, staircase rising to the first floor landing and access through to the kitchen.

Dining Kitchen

13' 6" x 7' 10" Widest Point (4.11m x 2.39m Widest Point)

With a window to the rear aspect and having a range of cream coloured units at both floor and eye level, with light wood grain work surfaces over. One and half ceramic sink unit with single drainer, mixer tap and decorative tiled splash backs. Integrated slimline dishwasher, plumbing for automatic washing machine and space for a freestanding electric cooker with extractor hood above. Further space for fridge-freezer, laminate flooring, radiator and part glazed door leading into the conservatory.

Conservatory

9' 6" x 6' 1" (2.90m x 1.85m)

This Victorian style conservatory is of dark wood grain and uPVC construction, with dwarf height wall and three quarter glazing throughout. Tiled effect floor, two radiators and French doors opening to the rear garden.

First Floor Landing

Staggered stair case rising to the first floor, having hatch access to the loft and ladder (which the vendor advises is part boarded). Access into the bedrooms and family bathroom.

Bedroom One

11' 7" Widest Point x 10' 5" (3.53m Widest Point x 3.17m)

This double bedroom has built in double wardrobes to one wall, door to the airing cupboard housing the boiler and includes further shelving, window to the front aspect, carpet and radiator.

Bedroom Two

10' x 7' (3.05m x 2.13m)

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

Family Bathroom

6' 10" x 6' 3" (2.08m x 1.91m)

With a window to the rear aspect and comprising of a bath with shower over, vanity sink unit with low level WC incorporated. Tiled flooring, heated towel rail and partial tiling to the walls.

General Description Outside

Approaching the property to the front there is an attractive flower bed area below the front window and pathway leading to the front door.

The rear garden is mainly enclosed by fencing, with gated access. Mainly laid to lawn with a paved area providing space for outdoor furniture. There is a passage way for bin access and two allocated parking spaces which are located to the left of the properties.



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welcome to

Worcester Road, Grantham

- Perfect for Investors / First Time Buyers
- Lounge and Conservatory
- Two Bedrooms
- Gardens and Allocated Parking
- Highly Desirable Location

Tenure: Freehold EPC Rating: C

Council Tax Band: A



Total floor area 55.9 m² (602 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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guide price

£170,000 - £180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST114418 - 0002

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