

The Grove, Grantham NG31 7PU

william h brown

welcome to

The Grove, Grantham

GUIDE PRICE £140,000 - £150,000 - Great mid-terraced home in a popular location, offering a lounge, kitchen with lean-to, downstairs cloakroom, three bedrooms, and a bathroom. Benefitting from a driveway and a lovely rear garden. Call 01476 566363 to arrange a viewing.













Entrance
Entering the property through a uPVC part-glazed door with carpet, understairs storage and access through to the cloakroom.

Downstairs Cloakroom
With a window to the front aspect, carpet, wash hand basin and low level WC.

Lounge
Dual aspect room with windows to both the front and rear aspects, gas fire with surround and tiling (which the vendor says is not working), carpet and a radiator.

Kitchen
10' 7" x 10' 8" (3.23m x 3.25m)
With a window to the rear aspect, and having a range of wooden units to both the floor and eye level with worktops over, stainless steel sink, drainer and tiled splashback. Oven, gas hob with extractor above. Storage pantry cupboard, space for a washing machine, fridge freezer. Tiling to the floor and a radiator.

Lean To
7' 6" x 5' 4" (2.29m x 1.63m)
With windows to both the rear and side aspects, tiled floor, and door leading out to the rear garden.

First Floor Landing
Landing with hatch access to the loft, carpet, and airing cupboard housing the boiler.

Bedroom One
11' 1" x 9' 7" (3.38m x 2.92m)
With a window to the front aspect, built-in wardrobe, carpet and radiator.

Bedroom Two
10' 7" x 7' 9" (3.23m x 2.36m)
With a window to the rear aspect, carpet and radiator.

Bedroom Three
9' 2" x 6' 5" (2.79m x 1.96m)
With a window to the front aspect, built-in wardrobe, carpet and radiator.

Wetroom
8' 5" x 4' 7" (2.57m x 1.40m)
Comprising of a wall mounted shower, wash hand basin, low level WC, radiator and vinyl flooring.

General Description Outside
Gate to the front with some block paving, gravel area, perfect for pots and containers, and flower border. Shared access for the bins.
The large rear garden features gravel, paved patio area, mature shrubs and storage space. Gate to the shared access for the bins.

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."

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The Grove, Grantham

- Mid-Terraced House
- Three Bedrooms
- Driveway and Rear Garden
- Close to Local Amenities
- Good Location

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



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.focalagent.com

£140,000 - £150,000









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The Property Ombudsman

Property Ref:
GST114500 - 0006

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