



**Dalton Close, GRANTHAM NG31 8WS**

**welcome to**

**Dalton Close, GRANTHAM**

Perfect starter home, newly refurbished benefitting from two allocated parking spaces and enclosed garden to the rear. Semi-detached and offers a good sized lounge diner, kitchen, cloakroom, two bedrooms and family bathroom. Call us to arrange your viewing on 01476 566363.



### **Entrance Hall**

Coming in through the front door, the entrance hall features a radiator, staircase to the first floor landing and allowing access to the lounge diner, downstairs cloakroom and kitchen.

### **Downstairs Cloakroom**

The downstairs cloakroom has a window to the side of the property, wash hand basin, low level WC and a radiator.

### **Kitchen**

12' 8" x 13' 2" ( 3.86m x 4.01m )

With a window to the front aspect, having a range of white units to both the floor and eye level with wood effect worktops over, stainless steel sink, drainer and mixer tap. Integrated gas oven, induction hob with extractor hood above. Integrated fridge freezer, integrated dishwasher and washer/dryer. Wood effect laminate flooring, spotlights to the ceiling, undercounter lighting and wall mounted boiler.

### **Lounge**

12' 8" x 13' 2" max ( 3.86m x 4.01m max )

Featuring understairs storage, wood effect laminate flooring, two radiators and French doors with side glazed panels leading out to the rear garden.

### **First Floor Landing**

Giving access into the bedrooms and bathroom.

### **Bedroom One**

12' 9" x 9' 3" ( 3.89m x 2.82m )

With two windows to the rear aspect, carpet, spotlights to the ceiling and a radiator.

### **Bedroom Two**

12' 9" x 8' 3" Widest Point ( 3.89m x 2.51m Widest Point )

With two windows to the front aspect, built-in overstairs storage, carpet, radiator and spotlights to the ceiling.

### **Bathroom**

6' 2" x 5' 10" ( 1.88m x 1.78m )

Comprising of a bath with shower over, pedestal wash hand basin, low level WC, tiling to the walls, heated towel rail. Wood effect flooring, spotlights to the ceiling and an extractor fan.

### **General Description Outside**

The property offers a double driveway for parking to the front along with an outside light. Gated access through to the rear.

This low maintenance rear garden features a paved patio area, perfect for outside dining and entertaining, artificial grass and enclosed by fencing.

### **Agents Note:**

Freehold property with an Estate Service Charge of £56.73 per 6 mths



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welcome to

## Dalton Close, GRANTHAM

- Semi-Detached House
- Newly Refurbished
- Good Sized Lounge Diner
- Two Bedrooms
- Parking and Gardens

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

# £190,000



Total floor area 55.7 m<sup>2</sup> (600 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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Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST114184 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)