



Connells

Bradley Drive
Grantham



Property Description

Connells are delighted to bring to the market this well-presented and deceptively spacious three-bedroom home offering flexible accommodation across three floors, ideal for first-time buyers, young families, or investors.

The ground floor features a welcoming entrance hall with a convenient WC, leading into a generous open-plan kitchen/diner that flows through to a bright family room, creating an excellent space for everyday living and entertaining.

The first floor, the property benefits from a spacious lounge providing a comfortable retreat, alongside a good-sized third bedroom and a family bathroom.

The second floor comprises two bedrooms, including a generous principal bedroom with the added benefit of an en-suite shower room. A second double bedroom and useful storage cupboard complete the accommodation.

The versatile layout offers an excellent balance of living and sleeping accommodation, making this an attractive home for a variety of purchasers.

Early viewing is highly recommended to fully appreciate the space and flexibility this property has to offer.

**** This property is being sold with no chain****

Agent 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.

Entrance

Downstairs Wc

With a double glazed window to the front, wash hand basin, W.C and a radiator.

Kitchen / Diner

Range of wall and base units with worktop.

Family Room

With double glazed window and french doors leading to the rear garden and a radiator.

Landing

With stairs leading to the second floor, doors leading to the lounge, bedroom three and the bathroom.

Lounge

With two double glazed windows to the rear.

Bathroom

With a bath, wash hand basin and a W.C.

Bedroom Three

With two double glazed windows to the front.

Landing Second Floor

With doors leading to two bedrooms.

Main Bedroom

With a double glazed window to the rear, built in storage, carpet and a door leading to the en-suite.

En-Suite

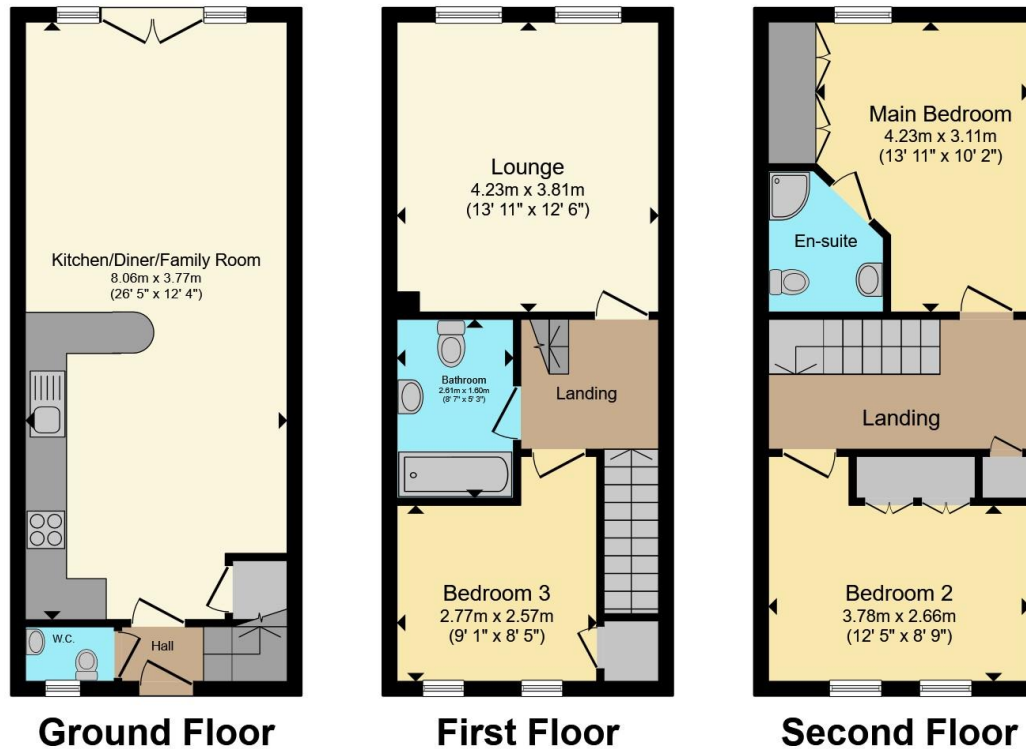
Bedroom Two

With two double glazed window to the front, built in storage and carpet.









Total floor area 109.8 m² (1,182 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



To view this property please contact Connells on

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2 Watergate
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EPC Rating: A Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309659



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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