



Connells

Edward Street
Grantham



Property Description

Connells are pleased to present this well-presented and modern three bedroom terrace (a fourth room classed as attic room) house located in Edward Street, Grantham. On entering, you will find a warm and welcoming entrance hall, Light and airy living room with feature fireplace, Spacious dining room, leading on to the kitchen with fitted wall and base units, door leading to the courtyard style rear garden, and Downstairs shower room with double shower cubicle. To the first floor you see two spacious double bedrooms, one single room with en-suite bathroom, fitted with three-piece suite and shower over the bath. Stairs up to the second floor provide a Large bright and airy attic room providing a wonderful space or reception room.

Located on the edge of Grantham town, Lincolnshire this property is within walking distance to an array of amenities such as supermarkets, shops, restaurants, parks and schools. Grantham Station is a 13-minute walk from the property with direct trains to Nottingham, Harrogate, Liverpool Lime Street, Norwich, Lincoln, London Kings Cross, York and more. The A52 is the main road through Grantham with links to the A1 and A607.

Viewing is highly recommended to fully appreciate the size and potential of this property.

Ground Floor

Entrance Hall

With tiled flooring.

Lounge

With a double glazed bay window to the front, wood laminate flooring and a radiator.

Dining Room

With a double glazed window to the rear, wood laminate flooring and a radiator.

Kitchen

With two double glazed windows to the side, double glazed door leading to the side, tiled flooring, wall and base units with worktop, gas hob, electric oven and a radiator.

First Floor

Landing

Bedroom One

Double bedroom, two double glazed windows to the front, radiator and carpet.

Bathroom

With a double glazed window to the rear, large inbuilt cupboard, wash hand basin, W.C., bath with shower above and a radiator.

Bedroom Two

Double bedroom, double glazed window to the rear and a radiator.

Bedroom Three

With a double glazed window to the side, carpet and a radiator.

Attic Room

With a double glazed window to the rear and two radiators.

Downstairs Shower Room

With a double glazed window to the side, tiled flooring, W.C, wash hand basin, inbuilt cupboard, towel radiator and a shower.









Total floor area 179.7 m² (1,935 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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EPC Rating: D Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309541



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Property Ref: GRM309541 - 0002