





Property Description

Connells are excited to bring to the market this well presented and modern end terraced house constructed of brick beneath a slated roof to match the traditional Victorian buildings in the locality. The property benefits from a recently landscaped courtyard style rear garden with gated and easy access to off road parking and the single garage. The family home boasts comfortable accommodation consisting of Entrance Hall, Spacious Front Facing Bay windowed Lounge/Diner with French doors to access the pleasant rear garden and a recently re-fitted Kitchen. To the first floor you will find a master bedroom also with a bay window, two further good sized bedrooms and a bathroom/WC. There is Gas fired central heating and uPVC double glazing are installed. There is a forecourt to the front and an enclosed rear garden. Viewing is recommended and essential to appreciate what is on offer. Call now to avoid disappointment

Grantham is a historic and growing market town situated on the old Great North Road (A1) and East Coast main line linking the town to London (Kings Cross) in just over an hour. Within the town there are both girls' and boys' grammar schools, also a number of primary, secondary and nursery schools. Grantham boasts a wealth of further amenities such as health, leisure and shopping including a variety of independent boutiques and National chain shops as well as a Saturday street market.

Ground Floor

Entrance Hall

With stairs leading to the first floor, tiled flooring and a radiator.

Lounge / Diner

With a double glazed bay window to the front, double glazed patio doors to the rear, understairs cupboard, wood laminate flooring and a radiator.

Kitchen

With a double glazed window to the rear, double glazed door leading to the rear, range of wall and base units with worktop, induction hob with extractor fan above, electric oven, radiator, space and plumbing for a washing machine and dishwasher, space for free standing fridge freezer and tiled flooring.

First Floor

Landing

With doors leading to three bedrooms and the bathroom.

Bedroom One

Double bedroom, double glazed window to the front, large built in wardrobe, wood

laminate flooring and a radiator.

Bedroom Two

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

Bedroom Three

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

Bathroom

With a double glazed window to the front, W.C, wash hand basin, bath, inbuilt cupboard, wood laminate flooring and a radiator.

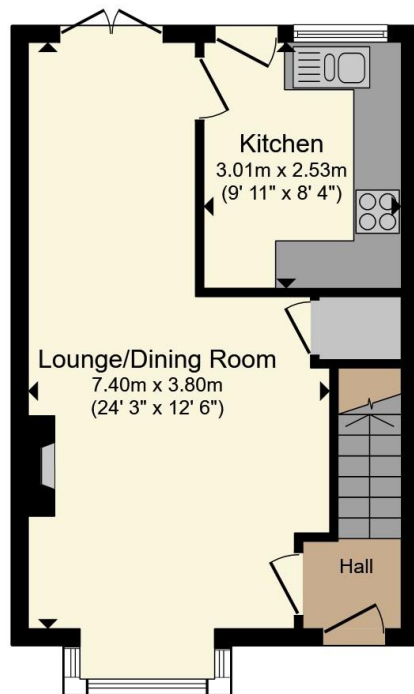
Agent Note

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.

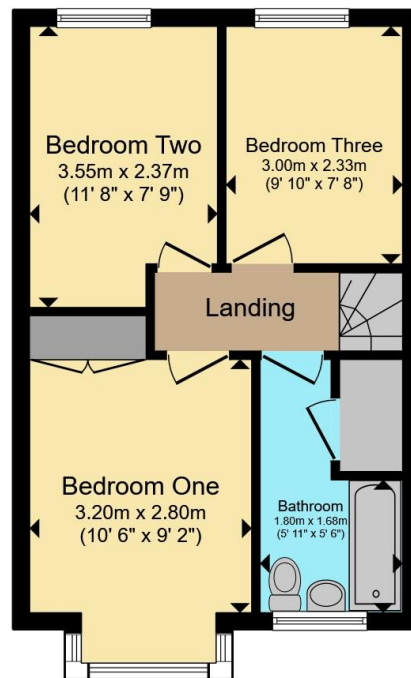




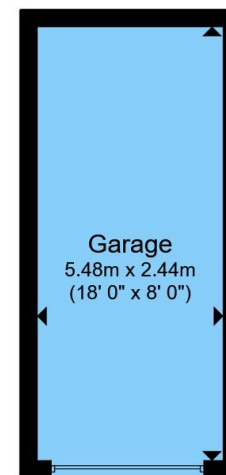




Ground Floor



First Floor



Garage

Total floor area 84.6 m² (910 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

Connells

To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
GRANTHAM NG31 6PR

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309625



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GRM309625 - 0004