

Springfield Road, Grantham NG31 7BL

william h brown

welcome to

Springfield Road, Grantham

GUIDE PRICE £120,000 - £130,000 - Modernised and well presented throughout, this spacious home offers two reception rooms, a modern kitchen and bathroom, three bedrooms, and a rear courtyard garden. Conveniently located with good access to local amenities. Current tenants in situ - £850 pcm.













Lounge
12' 2" x 11' (3.71m x 3.35m)
Entering the property into the lounge and having a window to the front aspect, fireplace with wood surround and electric fire, carpet, deep skirting boards and a radiator.

Dining Room
12' 2" x 10' 11" (3.71m x 3.33m)
With a window to the rear aspect, fireplace with wooden surround and electric fire, deep skirting boards, carpet, radiator and access into the kitchen.

Kitchen
11' 1" x 6' 11" (3.38m x 2.11m)
Modern style galley kitchen, with a window to the side aspect, and having a range of white units to both the floor and eye level with wood effect worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Integrated oven and hob, space for a fridge freezer and washing machine. Wall mounted boiler, tiled floor, access through to the bathroom and door leading out to the rear garden.

Downstairs Bathroom
With two windows to the side aspect, bath with shower over, pedestal wash hand basin, low level WC, tiling to both the walls and floor, extractor fan and a radiator.

First Floor Landing
With access to the two bedroom and staircase to the attic bedroom.

Bedroom One
12' 2" x 10' 11" Into Fireplace (3.71m x 3.33m Into Fireplace)
With a window to the front aspect, carpet, deep skirting boards and a radiator.

Bedroom Two
12' 1" x 10' 11" (3.68m x 3.33m)
With a window to the rear aspect, carpet, deep skirting boards and a radiator.

Attic Bedroom
16' 11" Widest x 10' 11" (5.16m Widest x 3.33m)
With a skylight to the rear aspect, storage cupboard, carpet, deep skirting boards, radiator and sloping ceiling (restricted head height).

General Description Outside
Courtyard style garden enclosed by fencing.

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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Springfield Road, Grantham

- Mid-Terraced House
- Modernised Throughout
- Two Reception Rooms
- Three Bedrooms
- Courtyard Garden

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



Total floor area 97.1 m² (1,046 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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guide price

£120,000 - £130,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST113881 - 0005

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