



45 Albert Street, Grantham  
Grantham

£185,000

**David**Grace





## 45 Albert Street

Grantham, Grantham

Stylish four-bedroom terraced home over four floors with modern kitchen, flexible living spaces, garden, two bathrooms, and on-street parking. Close to transport links and local amenities. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Convenient Location - Close to Centre and Travel Links
- Four-Bedroom Terraced House Set Over Four Spacious Floors
- Flexible Layout with Option for Home Office or Guest Bedroom
- Modern Kitchen - Ideal for Cooking or Entertaining
- Cozy and Inviting Main Lounge for Relaxing Evenings
- Modern Family Bathroom with Separate Bath and Shower
- Top-Floor Main Bedroom Offering Privacy
- Generous Private Garden, Perfect for Summer Entertaining
- On Street Parking
- EPC - tbc

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**Entrance Hall**

**Lounge**  
13' 1" x 11' 10" (4.00m x 3.60m)

**Bedroom 4/Office**  
12' 2" x 6' 11" (3.70m x 2.10m)

**Kitchen**  
13' 1" x 12' 2" (4.00m x 3.70m)

**Living/Dining Room**  
13' 1" x 10' 10" (4.00m x 3.30m)

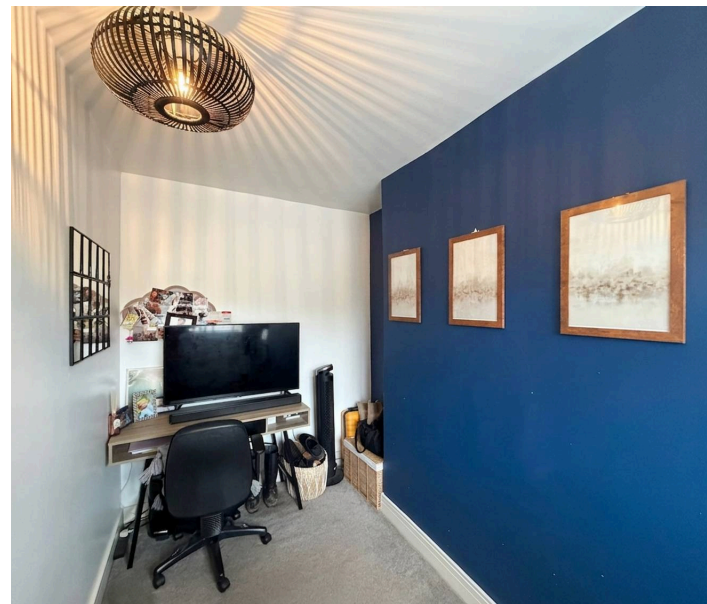
**Landing**

**Bedroom 2**  
11' 10" x 6' 11" (3.60m x 2.10m)

**Bedroom 3**  
11' 10" x 6' 3" (3.60m x 1.90m)

**Bathroom**

**Bedroom 1**  
13' 1" x 12' 2" (4.00m x 3.70m)



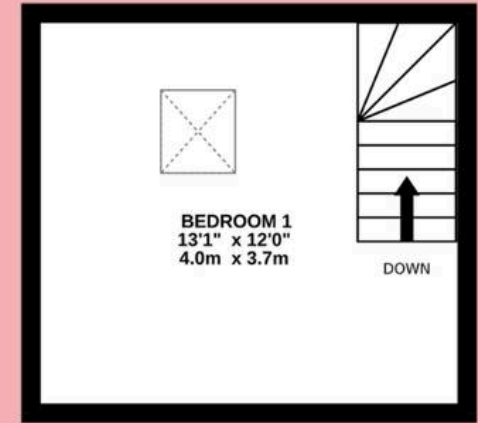
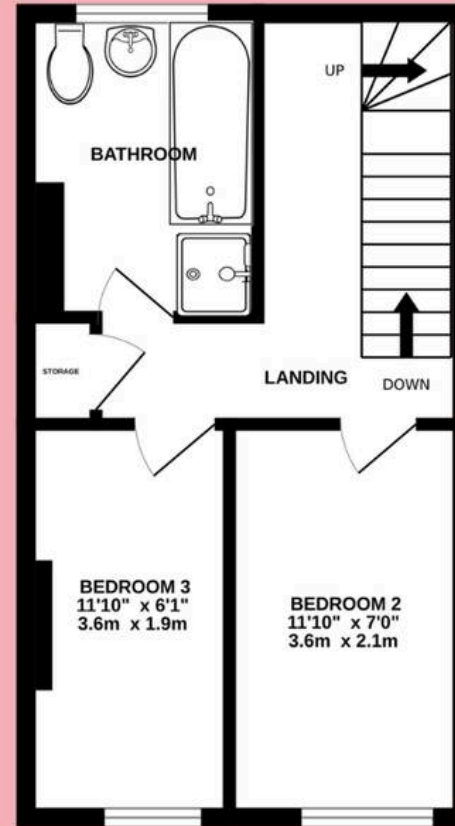
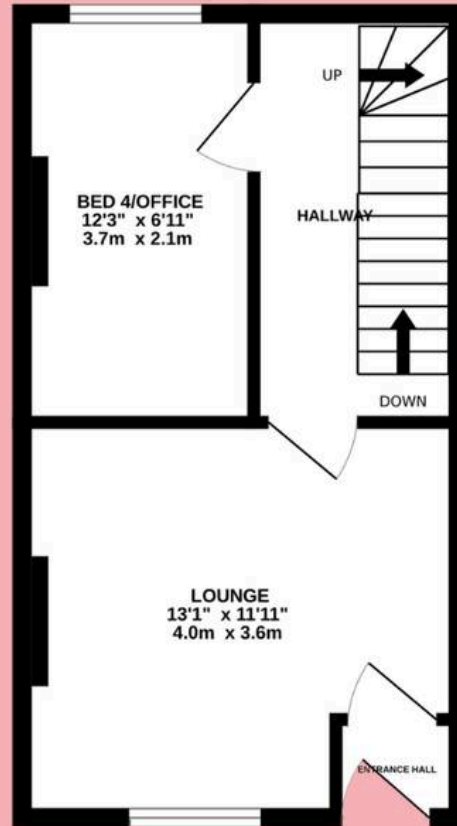
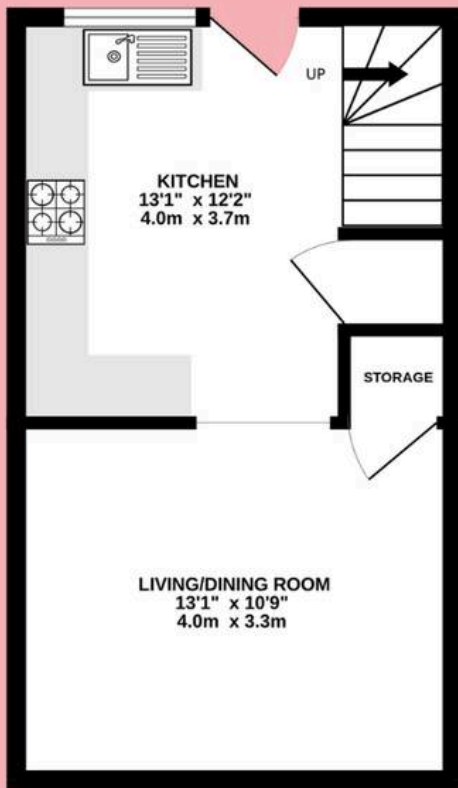


GARDEN

ON STREET









## David Grace Estate Agents

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