



Lytham Close, Grantham NG31 9GE



**william
h brown**

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Lytham Close, Grantham

GUIDE PRICE £165,000 - £175,000 - Lovely end-terraced house, perfect for a First Time Buyer and benefitting from two parking spaces, gardens with patio and lawns and a garage. Offering a lounge with an archway to the kitchen diner, two bedrooms and bathroom. Viewing Essential



Entrance

Entering the property at the front through a part-glazed door into the hallway having a window to the front aspect, radiator, staircase to the first floor landing.

Kitchen

10' 5" x 6' 7" (3.17m x 2.01m)

With a window to the front aspect and having a range of grey units to both the floor and eye level with worktops over, stainless steel sink, drainer and mixer tap. Integrated oven, hob and extractor hood above, space for a washing machine and fridge freezer. Partial tiling to the walls and tile effect flooring, coving to the ceiling, wall mounted boiler, radiator and archway through to the lounge.

Lounge

13' 1" x 13' 5" (3.99m x 4.09m)

Having wood effect laminate flooring, a radiator, coving to the ceiling and patio doors leading out to the garden.

First Floor Landing

The landing has carpet, hatch access to the loft and doors giving access to the bedrooms and bathroom.

Bedroom One

13' 2" x 9' 5" (4.01m x 2.87m)

With two window to the rear aspect, built-in wardrobe, coving and spotlights to the ceiling, carpet and a radiator.

Bedroom Two

12' 3" x 6' 5" (3.73m x 1.96m)

Large single bedroom with a window to the front aspect, carpet and a radiator.

Bathroom

6' 4" x 6' 1" (1.93m x 1.85m)

With a window to the front aspect and comprising of a bath with shower over, wash hand basin, low level WC, tiling to the walls, vinyl flooring and a heated towel rail.

General Description Outside

The front features two parking spaces, paved area, lawn and a pathway leading to the front door and garage. Gated access to the rear garden.

The rear garden benefits from raised beds, a patio area which is perfect for outside dining and entertaining, lawn, enclosed by fencing.



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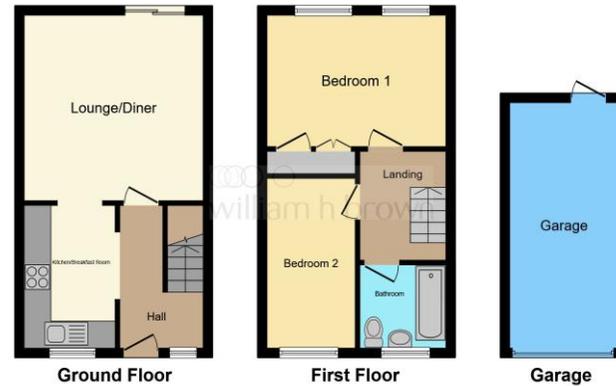
Lytham Close, Grantham

- End-Terraced House
- Lounge & Kitchen Diner
- Two Bedrooms
- Two Parking Spaces and Garage
- Garden to the Rear

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£165,000 - £175,000



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.focalagent.com



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Property Ref:
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