



Connells

Tyndal Road
Grantham



Property Description

This attractive late Victorian mid-terrace property retains many of the characteristics associated with homes of its era, including good ceiling heights, generous room proportions and a traditional two-reception-room layout. Situated on the well-regarded Tyndal Road, the property offers convenient access to Grantham town centre, local amenities and transport links, making it equally appealing to owner-occupiers and investors.

The ground floor comprises a welcoming entrance hall leading through to a bright and spacious front lounge, perfect for relaxation. To the rear is a separate dining room, providing ample space for entertaining and family meals, which in turn leads through to a fitted kitchen offering a practical layout with good worktop and storage space.

To the first floor, the property features two generously sized double bedrooms, both well-proportioned and naturally well-lit. A family bathroom completes the accommodation.

Externally, To the rear is a low-maintenance courtyard and tiered grassed garden, typical of Victorian terrace properties, ideal for outdoor seating and easy upkeep.

Early viewing is highly recommended to fully appreciate the space on offer.

Ground Floor

Entrance Hall

A traditional entrance hall with staircase rising to the first floor, reflecting the classic Victorian layout and providing separation between reception rooms.

Cloakroom

Access from the entrance hall useful understairs cupboard.

Lounge

A well-proportioned front reception room benefiting from the excellent ceiling height and balanced proportions typical of Victorian homes, offering a comfortable and inviting living space. Original treated floor boards, feature fire place and a radiator.

Dining Room

A spacious second reception room with period proportions, ideal for formal dining or entertaining, and providing a natural flow through to the kitchen. With wood effect flooring, door leading to the rear garden, feature fire place, radiator.

Kitchen

Positioned to the rear of the property, the kitchen is fitted with a range of base and wall units, work surfaces and space for appliances, with a window to the rear, built in

electric oven, electric hob with extractor fan above, integrated slim dishwasher and wood effect flooring.

First Floor

Landing

A central landing with carpet giving access to both bedrooms and the bathroom. Access to the loft space which is boarded providing good storage space.

Bedroom One

A generous double bedroom to the front of the property, benefiting from traditional Victorian proportions, feature fire place and ceiling height. Carpet and a radiator.

Bedroom Two

A second well-sized double bedroom overlooking the rear, offering flexibility as a guest room or home office. Feature fire place, carpet and radiator.

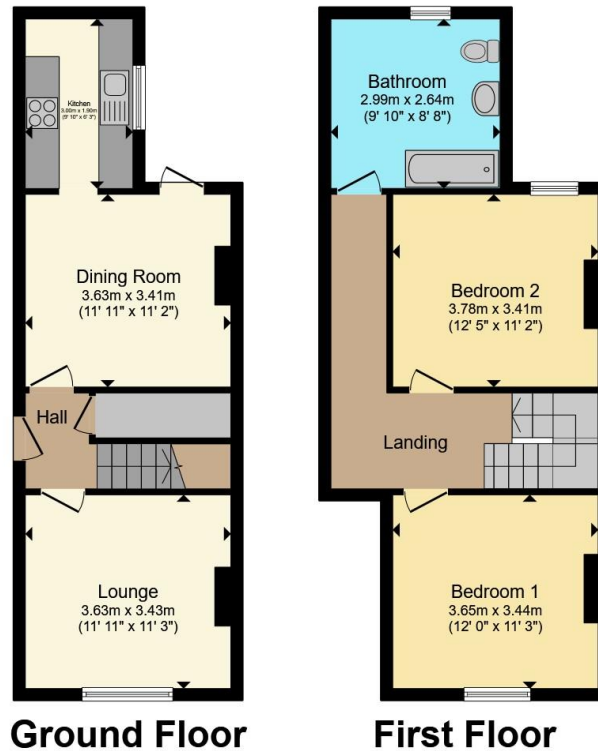
Bathroom

Unusually spacious for a property of this age, the bathroom is fitted with a panelled bath with shower over head, towel radiator, wash hand basin and WC.









Total floor area 84.3 m² (907 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

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directions to this property:

Location & Street Benefits

Tyndal Road is a popular and well-established Victorian terrace street, valued for its convenience and strong sense of community. The location offers:

EPC Rating: D Council Tax Band: C
 *Walking distance to Grantham town centre

*Close to local shops, schools and amenities

*Excellent transport connections, including Grantham railway station with direct services to London King's Cross

Tenure: Freehold



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