



**Connells**

Gorse Rise  
Grantham



### Property Description

Connells are delighted to bring to the market this three bedroom home. Ideal for families, first-time buyers, or investors alike.

The ground floor comprises a welcoming entrance hall, convenient downstairs WC, a generous lounge providing an excellent space for relaxation and entertaining. To the front of the property is a kitchen/diner, ideal for everyday living.

To the first floor, the property offers three bedrooms. The bedroom one is a spacious double. A family bathroom completes the first-floor accommodation.

Externally, To the rear there is a good size garden.

Early viewing is highly recommended.

This property is in need of modernisation. Excellent investment opportunity offering a well-proportioned three-bedroom property arranged over two floors.

### Ground Floor

#### Entrance Hall

With doors leading to the kitchen / diner, lounge and rear hall. Stairs leading to the first floor, understairs storage cupboard, radiator.



### Kitchen / Diner

With double glazed window to the front and a radiator.

### Lounge

Double glazed window to the rear, radiator, original floor boards, fire back boiler, gas fire.

### Rear Hall

With doors leading to the downstairs W.C, door leading to the rear garden. Storage cupboard.

### Downstairs W.C

Wash hand basin and W.C.

### First Floor

### Landing

With a window to the side, radiator, loft access. Doors leading to the bathroom and three bedrooms.

### Bedroom One

Double glazed window to the rear, radiator, floor boards, two storage cupboards.

## Bedroom Two

With a window to the rear, floor boards, wood effect decor.

## Bedroom Three

Double glazed window to the front, radiator, floor boards.

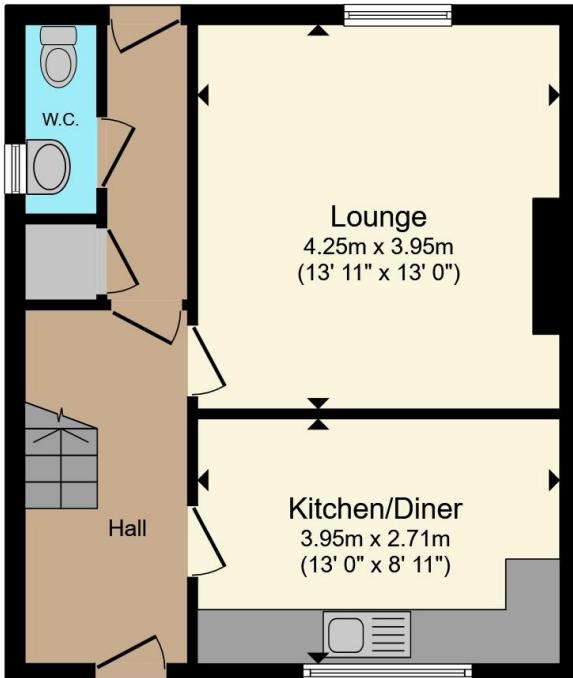
## Bathroom

Double glazed window to the front, radiator, bath, wash hand basin, W.C.

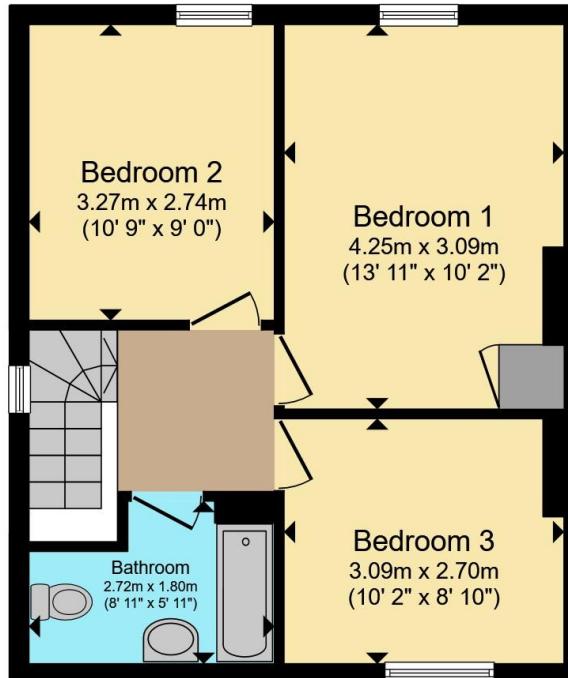








**Ground Floor**



**First Floor**

Total floor area 83.3 m<sup>2</sup> (897 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](http://www.propertybox.io)

**Connells**

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EPC Rating: D    Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309331](http://connells.co.uk/Property/GRM309331)**



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