



**Connells**

Carlisle Close  
Grantham



## Property Description

Connells are delighted to bring to the market this well presented, modern two bedroom semi detached house in a sought after location.

This home comprises of lounge, kitchen / dining room and a conservatory. Upstairs, the property has two bedrooms and a family bathroom.

Externally, To the front of the property, there is a driveway, gated side access to the rear enclosed garden with a patio area.

Early viewing is highly recommended to fully appreciate this home.

## Ground Floor

### Entrance Porch

Double glazed window to the front, storage cupboard, wood laminate flooring.

### Lounge

15' 1" x 11' 8" ( 4.60m x 3.56m )

Double glazed window to the front, electric fire, radiator and carpet. Stairs rising to the first floor.

### Kitchen

11' 9" x 9' 9" ( 3.58m x 2.97m )

Double glazed window to the rear, tiled flooring, range of wall and base units, worktop, integrated fridge freezer and dishwasher, radiator, electric oven, induction hob.

### Conservatory

11' 3" x 9' ( 3.43m x 2.74m )

Bifold doors leading to the rear garden, two radiators, spotlights to the ceiling.

## First Floor

### Landing

With doors leading to the family bathroom, storage cupboard and two bedrooms. Carpet and loft access.

### Bedroom One

11' 9" x 9' 7" ( 3.58m x 2.92m )

Small double bedroom, double glazed window to the rear, carpet and a radiator.

### Bedroom Two

11' 9" x 8' 10" ( 3.58m x 2.69m )

Small double bedroom, double glazed window to the front, carpet and a radiator.

## Bathroom

Double glazed window to the side, spotlights to the ceiling, towel radiator, W.C, wash hand basin, bath with electric shower above.

## Loft

Fully boarded, ladder and the boiler.







To view this property please contact Connells on

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EPC Rating: D    Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309462](https://www.connells.co.uk/Property/GRM309462)**



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Property Ref: GRM309462 - 0002