



Springfield Road, GRANTHAM NG31 7BE



welcome to

Springfield Road, GRANTHAM

End-terraced house, on the very popular Springfield Road. Perfect first time buyer home benefitting from a driveway and garden to the rear. Good sized accommodation comprising of a lounge, kitchen, two bedrooms and bathroom. Call us now to view on 01476 566363.



Entrance Hall

Small entrance hall with access to lounge and staircase to the first floor landing.

Lounge

15' 10" x 11' 10" (4.83m x 3.61m)

Good sized lounge with a large window to the front aspect, radiator and access through to the kitchen.

Kitchen

15' x 9' 11" (4.57m x 3.02m)

With a window to the rear aspect and having a range of green units to both the floor and eye level with worktops over, stainless steel sink, drainer and mixer tap. Freestanding oven, hob with extractor hood above, plumbing for a washing machine and space for a fridge freezer. Wall mounted boiler, understairs storage/pantry, radiator and garden leading out to the rear garden.

First Floor Landing

Access into the bedrooms and bathroom.

Bedroom One

12' 8" x 11' 11" (3.86m x 3.63m)

With a window to the front aspect, bedroom one offers lots of natural lighting along with fitted wardrobes and a radiator.

Bedroom Two

9' x 13' 3" (2.74m x 4.04m)

With a window to the rear aspect and a radiator.

Bathroom

9' 10" x 5' 8" (3.00m x 1.73m)

With a window to the rear aspect, bath with a shower over, vanity sink unit, low level WC, heated towel rail and tile effect flooring.

General Description Outside

To the front there is a small front garden, access to the rear with driveway and enclosed rear garden.



view this property online williamhbrown.co.uk/Property/GST114011

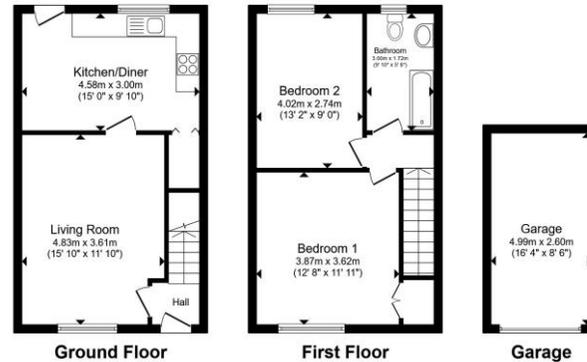


welcome to

Springfield Road, GRANTHAM

- End-Terraced House
- Perfect First Time Buyer Home
- Good Sized Accommodation
- Two Bedrooms
- Driveway

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



Total floor area 85.7 m² (922 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



£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114011



Property Ref:
GST114011 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk