



**Connells**

New Row  
Fulbeck Grantham



## Property Description

Connells are delighted to present this well presented two-bedroom mid-terrace home, ideally located in a sought-after residential area within NG32. Perfect for first-time buyers, small families, or investors, this property offers a great combination of comfort, practicality, and modern living.

The property comprises of entrance porch, leading through to a spacious lounge/dining room, perfect for relaxing or entertaining guests. The modern kitchen is well-fitted with contemporary units, ample storage, and worktop space, providing a practical and stylish cooking environment.

Upstairs, the landing leads to two well-proportioned bedrooms. The floor is completed by a family bathroom fitted with a bath with shower above, WC, and wash hand basin.

Externally, the property benefits from a garden to the front, driveway and a low maintenance courtyard to the rear.

Viewings are highly recommended to fully appreciate all that this home has to offer.

## Ground Floor

### Entrance Porch

With a window to the front, door leading to the lounge / diner, radiator, carpet.

### Lounge / Diner

14' x 11' 5" ( 4.27m x 3.48m )

With a window to the front, two radiators, carpet, inbuilt cupboard, ceiling beams, patio doors leading to the rear courtyard garden.

### Kitchen

10' 9" x 7' 10" ( 3.28m x 2.39m )

With a window to the front, tiled flooring, range of wall and base units, worktops, electric oven, electric hob, radiator, door leading to rear, radiator, large understairs cupboard, door leading to the stairs.

### Landing

With a window to the rear, doors leading to the bedrooms and the bathroom, carpet, loft access.

### Bedroom One

11' 6" x 7' 10" ( 3.51m x 2.39m )

Double bedroom, window to the front, carpet, radiator.

### Bedroom Two

10' 10" x 7' 9" ( 3.30m x 2.36m )

With a window to front, radiator, carpet.

### Bathroom

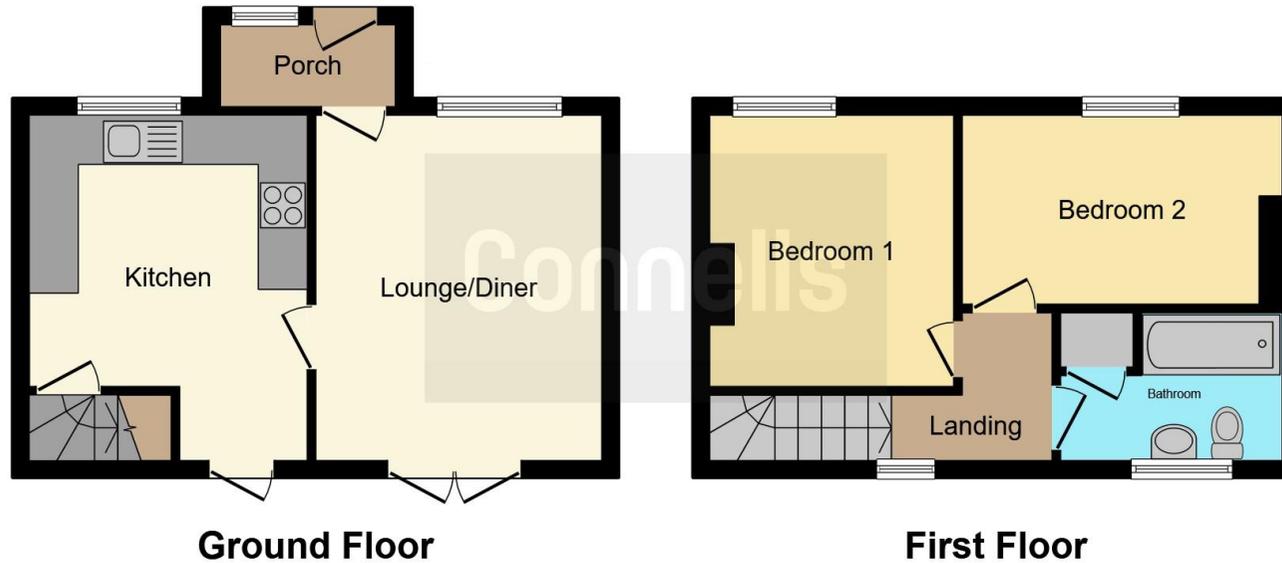
8' 6" x 6' ( 2.59m x 1.83m )

With a window to the rear, bath with electric shower, radiator, wash hand basin, w.c.









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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309265](http://connells.co.uk/Property/GRM309265)**



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