



49 Edward Street, GRANTHAM  
Grantham

£180,000

**David**Grace





## 49 Edward Street

GRANTHAM, Grantham

Lovely 3-bed home over three floors in a central location, featuring a bay-fronted lounge, dining room, spacious kitchen, top-floor main suite, garden, storage, and flexible family living. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- 3-Bed Detached Home in Central Grantham Location
- Set Over 3 Floors Offering Space and Flexibility
- Bay-Fronted Lounge with Fireplace
- Separate Dining Room - Great for Entertaining
- Great-Sized Kitchen
- Downstairs WC and Modern Family Bathroom
- Three Double Bedrooms - Great for a Family
- Large Main Bedroom with Dressing Area
- Garden Store - For Added Storage
- On Street Parking



### Hallway

### Lounge

13' 5" x 11' 6" (4.10m x 3.50m)

### Dining Room

12' 2" x 11' 6" (3.70m x 3.50m)

### Kitchen

13' 5" x 6' 11" (4.10m x 2.10m)

### WC

### Shed

### Landing

### Bedroom 2

12' 6" x 12' 6" (3.80m x 3.80m)

### Bedroom 3

12' 6" x 9' 10" (3.80m x 3.00m)

### Bathroom

### Bedroom 1

19' 4" x 14' 1" (5.90m x 4.30m)





GARDEN

ON STREET





# Edward Street, Grantham

Approx Internal area: 1200.17sq ft/ 111.5m<sup>2</sup>

**DavidGrace**  
A NEWTON FAMILY ESTATE AGENCY



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, No details are guaranteed, they cannot be relied upon for any purpose and 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).



## David Grace Estate Agents

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