



Mosssdale Close, Grantham NG31 8FQ



welcome to

Mossdale Close, Grantham

Detached house in a very popular area on the outskirts of Grantham. Quiet cul-de-sac location offering three reception rooms, kitchen with utility, three bedrooms and bathroom. Driveway provides off road parking. In the need of some modernisation and decoration, this is realistically priced.



Entrance Porch

Entering the property to the front through a part-glazed door into the porch with a window to the front and door access into the study and lounge.

Study

8' 4" x 6' (2.54m x 1.83m)

This has been taken as part of the garage and has a window to the front aspect, carpet, wall lights and a radiator.

Lounge

11' x 14' 3" to arch (3.35m x 4.34m to arch)

With a window to the front aspect, feature fireplace with wooden surround, hearth and inset fire, wood effect laminate flooring, coving to the ceiling, radiator, staircase to the first floor landing and archway through to the dining area.

Dining Area

8' 2" x 11' (2.49m x 3.35m)

With a window to the rear aspect, coving to the ceiling, radiator and door through to the kitchen.

Kitchen

11' 6" x 8' 3" (3.51m x 2.51m)

With a window to the rear aspect and having a range of wood effect units to both the floor and eye level with dark worktops over, One and a half bowl stainless steel sink, drainer and mixer tap with decorative tile splashbacks. Integrated oven, hob with extractor hood above, under counter space for appliances. Coving to the ceiling, tile effect flooring, radiator and door access into the utility room and out to the rear garden.

Utility Room

10' 10" x 8' 3" (3.30m x 2.51m)

Large utility, store space having plenty of room for units and appliances and a window to the side aspect.

First Floor Landing

Landing area has carpet, hatch access to the loft, airing cupboard and door access into the bedrooms and family bathroom.

Bedroom One

14' 9" x 9' 11" (4.50m x 3.02m)

With a window to the rear aspect, a range of fitted wardrobes and cupboards, carpet, coving to the ceiling, radiator and door into the en-suite.

En-Suite Shower Room

With a window to the rear aspect, and comprising of a shower cubicle, pedestal wash hand basin, low level WC, carpet, coving to the ceiling and a radiator.

Bedroom Two

11' x 8' (3.35m x 2.44m)

With a window to the front aspect, carpet, coving to the ceiling and a radiator.

Bedroom Three

8' 1" x 8' 5" (2.46m x 2.57m)

With a window to the front aspect, carpet, coving to the ceiling and a radiator.

Family Bathroom

8' 4" x 6' 8" (2.54m x 2.03m)

With a window to the rear aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, tiling to the walls, coving to the ceiling, tile effect flooring and a radiator.

General Description Outside

Approaching the property to the front with a driveway, block paved pathway and lawn to the side. The rear garden features a large paved patio area, perfect for outside dining and entertaining, a slight tier up to the the lawn area with a shed and greenhouse. Enclosed by fencing.



view this property online williamhbrown.co.uk/Property/GST113850



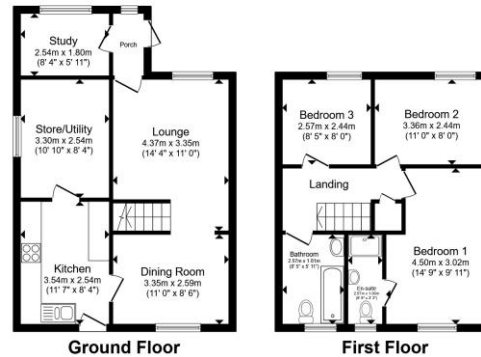
welcome to

Mossdale Close, Grantham

- Detached House
- In Need of Some Modernisation and Decoration
- Three Reception Rooms
- Three Bedrooms
- Driveway for Off Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C



Total floor area 91.7 m² (987 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.co

william h brown

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113850



Property Ref:
GST113850 - 0003

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