



Springfield Road, Grantham NG31 7BL

welcome to

Springfield Road, Grantham

GUIDE PRICE £130,000 - £140,000 - Modernised and well presented throughout, offering two reception rooms, modern kitchen and bathroom, three bedrooms and courtyard garden to the rear. Good access to some local amenities and train station.

Great rental return - current tenants in situ - £850 pcm.



Lounge

12' 2" x 11' (3.71m x 3.35m)

Entering the property into the lounge and having a window to the front aspect, fireplace with wood surround and electric fire, carpet, deep skirting boards and a radiator.

Dining Room

12' 2" x 10' 11" (3.71m x 3.33m)

With a window to the rear aspect, fireplace with wooden surround and electric fire, deep skirting boards, carpet, radiator and access into the kitchen.

Kitchen

11' 1" x 6' 11" (3.38m x 2.11m)

Modern style galley kitchen, with a window to the side aspect, and having a range of white units to both the floor and eye level with wood effect worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Integrated oven and hob, space for a fridge freezer and washing machine. Wall mounted boiler, tiled floor, access through to the bathroom and door leading out to the rear garden.

Downstairs Bathroom

With two windows to the side aspect, bath with shower over, pedestal wash hand basin, low level WC, tiling to both the walls and floor, extractor fan and a radiator.

First Floor Landing

With access to the two bedroom and staircase to the attic bedroom.

Bedroom One

12' 2" x 10' 11" Into Fireplace (3.71m x 3.33m Into Fireplace)

With a window to the front aspect, carpet, deep skirting boards and a radiator.

Bedroom Two

12' 1" x 10' 11" (3.68m x 3.33m)

With a window to the rear aspect, carpet, deep skirting boards and a radiator.

Attic Bedroom

16' 11" Widest x 10' 11" (5.16m Widest x 3.33m)

With a skylight to the rear aspect, storage cupboard, carpet, deep skirting boards, radiator and sloping ceiling (restricted head height).

General Description Outside

Courtyard style garden enclosed by fencing.



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welcome to Springfield Road, Grantham

- Mid-Terraced House
- Modernised Throughout
- Two Reception Rooms
- Three Bedrooms
- Courtyard Garden

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

guide price

£130,000 - £140,000



Total floor area 97.1 m² (1,046 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



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Property Ref:
GST113881 - 0003

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