



Ambergate Walk, GRANTHAM NG31 7PY

welcome to

Ambergate Walk, GRANTHAM

GUIDE PRICE £160,000 - £170,000 - Mid-terraced, well presented throughout offering spacious living accommodation with lovely rear garden. Perfect family house with a short walk from the town centre and local amenities. Viewing is Highly Recommended.



Entrance Hall

New steel front door and double doors leading into an entrance hall with wood effect flooring and doors into the lounge, kitchen and staircase leading to the first floor landing.

Lounge

19' 7" x 11' 3" max (5.97m x 3.43m max)

Lovely light and airy room with a window to the front aspect, wood effect flooring, two radiators, and patio doors leading to the rear garden.

Kitchen

19' 7" x 11' 3" max (5.97m x 3.43m max)

Dual aspect room with windows to the front and rear aspects, and having a range of grey units to both the floor and eye level with white worktops over, stainless steel sink, drainer and mixer tap with tiling to the walls. Integrated electric oven, hob with extractor hood above, built-in dishwasher, space for a fridge freezer and washing machine. Benefitting from storage cupboards, wood effect laminate flooring and door leading out to the rear garden.

First Floor Landing

Landing with a storage cupboard, carpet, hatch access to the loft and doors to the bedrooms and family bathroom.

Bedroom One

8' 5" x 11' 5" max (2.57m x 3.48m max)

With a window to the rear aspect, built-in cupboard, carpet and radiator.

Bedroom Two

10' 6" x 11' 6" (3.20m x 3.51m)

With a window to the front aspect, built-in wardrobe, carpet and radiator.

Bedroom Three

10' 7" x 6' 4" (3.23m x 1.93m)

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

Family Bathroom

7' 6" x 5' 6" (2.29m x 1.68m)

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

General Description Outside

Enclosed by fencing to the front with a concrete path and Astro turf.

The rear garden features a patio and decking area perfect for outside dining and entertaining, Astro turf, shed, enclosed by fencing with gate to the rear. There are two parking spaces at the front of the property and ample parking at the rear.



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welcome to

Ambergate Walk, GRANTHAM

- Mid-Terraced Family House
- Spacious Lounge
- Three Bedrooms
- Renovated Rear Garden
- Great Location

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



guide price

£160,000 - £170,000

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 approximations. 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



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Property Ref:
GST112741 - 0004

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