



Harrowby Lane, Grantham NG31 9NR

welcome to

Harrowby Lane, Grantham

In a great location for some local amenities including a primary school and doctors surgery. Perfect First Time Buyer or Investor property with a rental return of approx £800 pmth. Mid-terraced property comprising of a lounge, kitchen, two bedrooms, bathroom, garden and parking to the rear.



Lounge

11' 9" x 13' 6" (3.58m x 4.11m)

Rear window with sliding patio doors out to the garden, under stairs storage one radiator and a fireplace with electric fire.

Kitchen

8' 5" x 9' 6" (2.57m x 2.90m)

With a window to the front aspect, having a range of units with worktops over, oven, gas hob with extractor hood above, sink with drainer. Plumbing and space for appliances.

First Floor Landing

Hatch access to the loft, radiator and access into the bedrooms and bathroom.

Bedroom One

11' 8" x 8' 2" (3.56m x 2.49m)

With a window to the rear aspect and a radiator.

Bedroom Two

8' 7" x 8' 6" (2.62m x 2.59m)

With a window to the front aspect, built-in wardrobes, over the stairs storage and a radiator.

Bathroom

5' 4" x 5' 11" (1.63m x 1.80m)

Comprising of a bath with shower over, wash hand basin, low level WC and a radiator.

General Description Outside

Good size rear garden along with a paved patio area, lawn. Rear gated access to the shared driveway to the rear with a parking space.



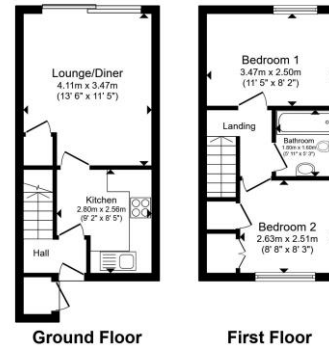
view this property online williamhbrown.co.uk/Property/GST113916



welcome to Harrowby Lane, Grantham

- Mid-Terraced House
- Great Location
- Close to Local Amenities
- Two Bedrooms
- Large Rear Garden

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



Total floor area 49.5 m² (533 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

william
h brown

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113916



Property Ref:
GST113916 - 0004

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