



Chestnut Grove, Grantham NG31 7XH

welcome to

Chestnut Grove, Grantham

GUIDE PRICE £145,000 - £155,000 - Great house in a great location on the outskirts of Grantham. Good sized accommodation with a cloakroom, two reception rooms, kitchen, three bedrooms and family bathroom. There are gardens to the front, side and rear. Viewing Highly Recommended.



Entrance Porch

uPVC entrance porch with a part-glazed door and glass panels, tiled floor and part-glazed uPVC door giving access through to the entrance hall.

Hallway

With a radiator, carpet and door leading into the downstairs cloakroom.

Downstairs Cloakroom

With a window to the front aspect and comprising of a wash hand basin, and low level WC.

Lounge

15' 3" x 11' 4" (4.65m x 3.45m)

With a bow window to the front aspect, marble effect fireplace with electric fire, carpet and radiator.

Dining Room

10' 8" x 5' 4" (3.25m x 1.63m)

With a window to the side aspect, carpet, radiator and double doors leading out to the garden.

Kitchen

10' 5" x 7' 8" (3.17m x 2.34m)

With a window to the side aspect, and comprising of a range of white units to both the floor and eye level with worktops over, stainless steel sink and drainer. Gas hob, oven and extractor hood above, tiles to both the floor and walls. Space for a fridge freezer, dishwasher, washing machine and door leading out to the rear.

First Floor Landing

Benefitting from storage cupboard, carpet and hatch access to the loft.

Bedroom One

14' 4" x 9' 2" (4.37m x 2.79m)

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

Bedroom Two

10' 11" x 9' 8" (3.33m x 2.95m)

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

Bedroom Three

9' 4" x 7' 9" (2.84m x 2.36m)

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

Family Bathroom

7' 4" x 6' 4" (2.24m x 1.93m)

Comprising of a bath with shower over, wash hand basin, low level WC, tiling to the walls and vinyl flooring.

General Description Outside

To the front of the property there is some hedging, gravel, and pathway leading to the front porch. The rear garden features a patio area, perfect for outside dining, lawn, and shed with fencing surrounding.

Agents Note:

There is also a plot of land to the side of the property which the current owner has bought from South Kesteven District Council.

This is on a separate Land Registry Title.



view this property online williamhbrown.co.uk/Property/GST113719



welcome to

Chestnut Grove, Grantham

- End-Terraced House
- Downstairs Cloakroom
- Two Reception Rooms
- Three Bedrooms
- Gardens Front, Side and Rear

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£145,000 - £155,000



view this property online williamhbrown.co.uk/Property/GST113719

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.



Property Ref:
GST113719 - 0004

 **william h brown**



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk