



**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.



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## 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST113719 - 0004

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william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**