



Connells
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FOR SALE

Connells

Elsie Davies Close
Grantham



Property Description

Connells are proud to present this two bed end terrace perfect for first time buyers or investors - This hidden gem is located in a quiet cul-de-sac located off Princess Drive. The property is well presented

The property comprises of: Entrance hall, downstairs cloakroom, kitchen/diner, living room leading through to the conservatory. The first floor provides two double bedrooms and family bathroom. To the rear is a private rear garden and the front benefits having a bigger plot due to it being positioned at the end of the row of homes. There's ample parking in the communal parking area off to one side

Located within close proximity to Grantham town centre and with a wide range of local amenities including; schools, shops, supermarkets, pubs and restaurants, it is not to be missed

Public transport is well catered for with good access to the A1 North & South, A52 and Grantham railway station linking the town with London Kings Cross within just under an hour.

An internal viewing is highly recommended to see the full potential this home has to offer!

Entrance

To the entrance of the property you have small porch and a double glazed front door which leads you in to the entrance hall. The entrance hall comprises a wall mounted

radiator and wood laminate floor.

Lounge

The lounge is a fantastic family space and comprises of a double glazed window to the rear elevation, uPVC door leading to the conservatory, large under stairs storage cupboard, a wall mounted radiator and has wood laminate flooring.

Kitchen/Diner

The kitchen/Diner is a great space and comprises of double glazed windows to both front elevation flooding the space with natural light. The kitchen is fitted with both wall and base units, work surfaces, a two bowl sink, electric hob & oven, integrated dishwasher, space for a washing machine, a large storage cupboard, a wall mounted radiator, modern tiled floor and ceiling spot lights.

Conservatory

The conservatory adds a great flexible space. A family play room, an office area or simply a place to relax looking over the garden. This room has wood laminate flooring and a wall mounted radiator

Landing

The landing is accessed from the ground floor and is carpeted.

Bedroom One

Bedroom one is a good size double and comprises of double glazed window to the front elevation, wall mounted radiator, built in storage unit, triple door fitted wardrobe and is carpeted.

Bedroom Two

Bedroom two is also a double and comprises of double glazed window to the rear elevation, wall mounted radiator and is carpeted.

Bathroom

The modern family bathroom comprises of a double glazed window to the rear elevation, a W/C, wash hand basin, vanity unit, a bath with shower over, a wall mounted towel radiator and a tiled flooring.

Loft Space

The Loft space is part boarded and benefits from own power and electric supply.

Front Of Property

The front of the property is well presented, boasting the large end plot so provides a small lawned area.

Rear Of Property

To the rear of the property is a good size private garden, laid to lawn with patio area, fenced perimeter ensuring privacy and a gate leading to the front of the property.









Total floor area 80.0 m² (861 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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To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309626



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