



Stamford Street, GRANTHAM NG31 7BP



**william
h brown**

welcome to

Stamford Street, GRANTHAM

*GUIDE PRICE £160,000 - £165,000 - Beautifully presented throughout this mid-terraced house offers spacious accommodation over two floors. 'Move in' ready and ideal for a First Time Buyer, this is a stunning home, so give us a call for more information or viewing on 01476 566363.



Entrance Hall

UPVC door leading into the hallway. With laminate flooring, staircase to the first floor. Doors leading off to the lounge and the dining room and a door leading to the spacious storage area under the stairs.

Lounge

12' 3" Max x 11' 3" (3.73m Max x 3.43m)

Beautifully presented this room has a feature Victorian style fireplace with a white wood surround and (open fireplace). With deep skirting boards and decorative coving, with picture rails to the wall and laminate wood flooring. With built-in cupboards to one side of the chimney breast housing and a radiator. Window to the front aspect.

Dining Room

12' 3" x 11' 11" (3.73m x 3.63m)

The spacious dining room has a glazed door leading out to the rear garden, laminate flooring and radiator. Open plan access through to the kitchen.

Kitchen

9' 2" x 7' 10" (2.79m x 2.39m)

This modern kitchen has a range of cream units at both floor and eyelevel, with a Belfast sink and wooden oak effect worktops over. DeLonghi electric oven and five ring gas hob with extractor hood above, space for appliances, space for fridge freezer. Decorative tiling to the walls and ceramic tiled floor. Window to the side access and open through to the rear lobby.

Rear Lobby

With a window to the rear access, wall mounted boiler, and hatch access to the loft.

Downstairs Family Bathroom

7' 10" x 7' 9" (2.39m x 2.36m)

This generous size bathroom benefits from both a bath and a separate shower cubicle. With a low-level WC and pedestal wash hand basin. Heated towel rail, decorative tiling to the walls. Tiled flooring and window to the side aspect.

First Floor Landing

With a staggered staircase leading to the first floor landing area which is extremely spacious and beautifully presented, an open balustrade stair rail. Hatch access to the loft.

Bedroom One

14' 2" Max x 11' 3" (4.32m Max x 3.43m)

This extremely spacious master bedroom has a window to the front aspect and feature Victorian style cast iron fireplace and a radiator.

Bedroom Two

14' 2" x 12' (4.32m x 3.66m)

A second very spacious double bedroom with a window to the rear aspect. Also with a feature Victorian style cast iron fireplace and decorative panelling to one wall and doorway leading to bedroom three.

Bedroom Three

9' 1" x 7' 8" (2.77m x 2.34m)

This good size 3rd bedroom has a window to the rear aspect, picture rails to the walls and a radiator. This room is very versatile and could be used either as a nursery/dressing room or as a home office.

General Description Outside

Approaching the property, the front door is off a passageway. There is a rear gate leading into the garden which is mainly paved and graded for easy maintenance, ideal for outside dining and entertaining. Fully enclosed by a brick wall and fencing. With mature bushes to the rear, a really nice private garden.



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welcome to

Stamford Street, GRANTHAM

- Mid-Terrace House
- Beautifully Presented Throughout
- Modern Kitchen and Bathroom
- Three Bedrooms
- Outdoor Space

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



Total floor area 94.2 m² (1,014 sq. ft.) approx.
The 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 inspections. Powered by www.propertybox.co

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guide price

£160,000 - £165,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST114327 - 0003

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