



Elvaston Court, Grantham NG31 7FL

welcome to

Elvaston Court, Grantham

Selling 'NO CHAIN', corner plot location and well presented throughout. Great family home comprising of a downstairs cloakroom, lounge, separate dining room, kitchen, three bedrooms, en-suite and bathroom. Benefitting from a driveway, garage and lovely enclosed rear garden. Viewing Recommended



Entrance

Entering the property at the front through a part glazed door into the porch with access to the cloakroom, lounge and a radiator.

Downstairs Cloakroom

With a window to the front aspect, wash hand basin, vinyl flooring and a radiator.

Lounge

15' 9" x 13' 7" (4.80m x 4.14m)

Large well lit room with a window to the front aspect, carpet, staircase to the first floor landing, radiator and access into the dining room.

Dining Room

10' 1" x 7' 11" (3.07m x 2.41m)

Understairs storage space, radiator, wood effect laminate flooring and French doors leading out to the rear garden.

Kitchen

10' 1" x 7' 5" (3.07m x 2.26m)

With a window to the rear aspect and having a range of light wood effect units to both the floor and eye level with dark marble effect worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Integrated gas oven, hob with extractor hood above, plumbing and space for appliances. Tile flooring and part glazed door leading out to the rear garden.

First Floor Landing

The landing has carpet, a radiator, an airing cupboard, hatch access to the loft and door access into the bedrooms and bathroom.

Bedroom One

8' 11" x 11' 3" into the recess (2.72m x 3.43m into the recess)

With a window to the rear aspect, carpet, radiator and door into the en-suite.

En-Suite Shower Room

4' 5" x 5' 2" (1.35m x 1.57m)

With a window to the side aspect, and comprising of a shower cubicle, wash hand basin, low level WC, radiator and vinyl flooring.

Bedroom Two

7' 8" Excl recess x 9' 4" (2.34m Excl recess x 2.84m)

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

Bedroom Three

6' 2" x 7' 8" (1.88m x 2.34m)

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

Family Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

With a window to the rear aspect, and comprising of a bath, wash hand basin, low level WC, partial tiling to the walls, radiator, and vinyl flooring.

General Description Outside

Approaching the property to the front with a dwarf hedge wrapping around the side, lawn and pathway leading to the front door.

The rear garden is mainly laid to lawn with a paved patio area, perfect for outside dining and entertaining, paved path, gate at the rear to the two car driveway and garage. Enclosed by brick wall and fencing.

Single garage with an up and over door, power and lighting.

Agents Note:

Freehold property but Annual Estate Fee is applied.

Annual Estate Fee - £169.48



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welcome to Elvaston Court, Grantham

- Semi-Detached House
- Well Presented Throughout
- 'NO CHAIN'
- Three Bedrooms and En-Suite
- Driveway, Garage and Gardens

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



Total floor area 72.8 m² (783 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.co

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£205,000



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postcode not the actual property

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Property Ref:
GST113855 - 0003

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