



Connells
connells.co.uk 01476 690 050
FOR SALE



Property Description

Connells are excited to bring to the market this established three bedroom semi detached family home. Situated in a popular location close to Grantham town centre, this property benefits from recent modernisation including a downstairs utility space and downstairs toilet and new kitchen. Other benefits include two wood burners and a gas fired central heating system. The accommodation briefly comprises Entrance Porch, Entrance Hall, Downstairs WC/Utility Room, Breakfast/Kitchen and Lounge with traditional Bay window. To the first floor you will discover three Bedrooms and a three piece shower room. To the outside there are pleasant gardens to the front and off road parking provided at the rear of the property with a single garage. The rear garden in particular is well established and ideal for spending time with friends and family. Viewings are essential to appreciate what is on offer call now to avoid disappointment

****GUIDE PRICE £270,000-£280,000****

Grantham is a historic and growing market town situated on the old Great North Road (A1) and East Coast main line linking the town to London (Kings Cross) in just over an hour. Within the town there are both girls' and boys' grammar schools, also a number of primary, secondary and nursery schools. Grantham boasts a wealth of further amenities such as health, leisure and shopping including a variety of independent boutiques and National chain shops as well as a Saturday street market.

Ground Floor

Entrance Hall

With stairs leading to the first floor, understairs cupboard and wood flooring.

Lounge

With a double glazed bay window to the front, kardean flooring, radiator and a wood burner with a solid oak mantel above and a stone hearth.

Kitchen / Diner

With a double glazed window to the side, double glazed door to the side, double glazed patio doors leading to the rear garden, wood burner with solid oak mantel above and a stone hearth. radiator, range of wall and base units with worktop.

Utility / W.C

With a double glazed window to the rear, lino flooring, towel radiator, wash hand basin and WC with vanity unit and space and plumbing for a washing machine.

First Floor

Landing

With a double glazed window to the side, loft access, carpet and doors leading to three bedrooms and the shower room.

Bedroom One

Double bedroom, double glazed window to the front, carpet and a radiator.

Bedroom Two

Double bedroom, double glazed window to the rear, carpet and a radiator.

Bedroom Three

Single bedroom, double glazed window to the front, carpet and a radiator.

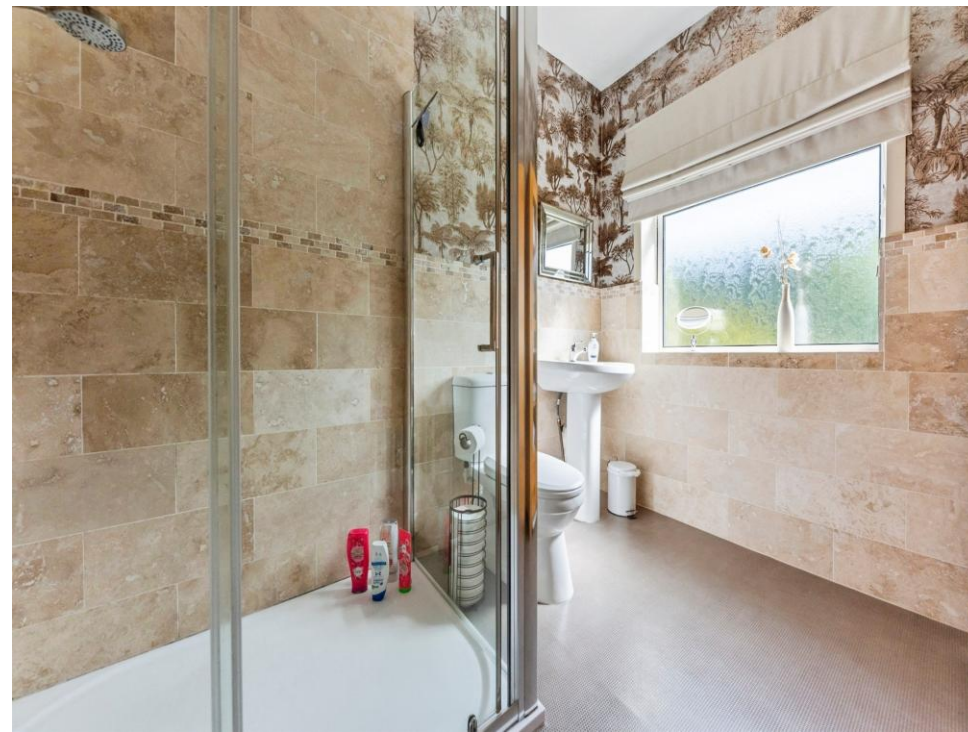
Shower Room

With a double glazed window to the rear, lino flooring, radiator, wash hand basin, W.C, and a shower cubicle.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead









Total floor area 110.4 m² (1,188 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

Connells

To view this property please contact Connells on

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2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309610



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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