

Albion Road, Grantham NG31 8BJ

william h brown

welcome to

Albion Road, Grantham

Looking for character and charm? Situated in the town centre, this beautifully renovated home offers open-plan kitchen/dining and living space, four bedrooms and two bathrooms. Call 01476 566363 to arrange a viewing.













Entrance
Beautiful front door into the entrance hall with tiles to the floor and a storage cupboard, staircase to the first floor landing and open through to the kitchen diner.

Lounge
11' 5" x 11' 6" Widest Point (3.48m x 3.51m Widest Point)
Having a window to the front aspect with shutters, open fireplace with surround, wood flooring, coving to the ceiling, deep skirting boards, radiator and fitted shelves.

Kitchen Diner
22' 2" x 14' 2" Max (6.76m x 4.32m Max)
Beautifully extended Kitchen which features a range of white units to both the floor and eye level with worktops over, Belfast sink and mixer tap. Double Range oven feature fireplace, space for a dishwasher and window to the side aspect. Benefitting from underfloor heating, and French doors leading out to the garden. For that family get together there is sizeable seating area big enough for a large dining room table. Access to the utility room.

Utility Room
9' 8" x 5' 8" (2.95m x 1.73m)
With a window to the side aspect, a range of units with worktops over, space for a fridge freezer, washing machine and tumble dryer. Tiles to the floor, spotlights to the ceiling and a radiator.

First Floor Landing
Landing with storage, hatch access to the loft and staircase leading to the top floor.

Bedroom Two
13' x 14' 9" (3.96m x 4.50m)
With a window to the rear aspect, feature fireplace with surround and hearth, carpet, deep skirting boards, coving to the ceiling and a radiator.

Bedroom Three
11' 6" x 8' 4" (3.51m x 2.54m)
With a window to the front aspect, wood flooring, deep skirting boards, coving to the ceiling and a radiator.

Bedroom Four
9' 8" to Wardrobe x 6' 8" (2.95m to Wardrobe x 2.03m)
Which is off Bedroom One, perfect as an office space, dressing area or nursery. With a window to the side aspect, carpet, deep skirting boards, radiator and a built-in wardrobe.

Family Bathroom
8' 1" x 5' 11" (2.46m x 1.80m)
Window with shutters and comprising of a bath with shower over, wash hand basin, low level WC, deep skirting boards, partially tiled walls, spotlights to the ceiling and a towel rail.

Attic - Bedroom One
Spacious room having a window to the rear aspect, wood flooring, deep skirting boards, radiator, spotlights to the ceiling and sloping ceilings (restricted head height). Access into the en-suite.

En-Suite Shower Room
Having skylight window and sloping ceiling this en-suite comprises of a corner shower cubicle, wash hand basin, low level WC and a heated towel rail. Tiling to both the walls and floor.

General Description Outside
The enclosed courtyard garden is mainly paved with two raised beds.

Agents 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."

welcome to

Albion Road, Grantham

- Character End-Terraced House
- Renovated Throughout
- Open Plan Kitchen Diner, Living Area
- Four Bedrooms & Two Bathrooms
- Courtyard Garden

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



Total floor area 133.9 m² (1,441 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

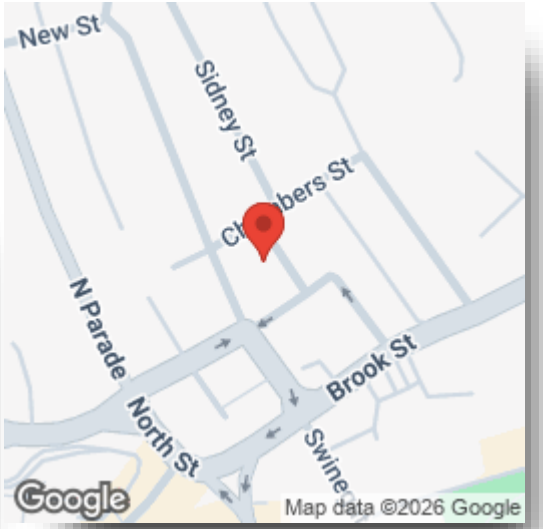
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£220,000









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The Property Ombudsman

Property Ref:
GST114452 - 0004

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