



Hill View Close, Grantham NG31 7PH

welcome to

Hill View Close, Grantham

GUIDE PRICE £150,000 - £160,000 - Semi-detached house ideal family home in a popular location close to some local amenities. Good size accommodation with three bedrooms, gardens and garage to the side. Call us to view on 01476 566363.



Entrance Porch

Entering the property to the front into the porch with laminate wood flooring.

Lounge

15' 2" x 12' 6" into fireplace (4.62m x 3.81m into fireplace)
With a window to the front aspect, feature fireplace with wood surround, laminate wood flooring and three radiators.

Kitchen Diner

15' 5" x 8' 10" (4.70m x 2.69m)
With a window to the rear aspect, and having a range of wooden units with worktops over, stainless steel sink, drainer and tiling to the walls. Space for an oven, fridge, washing machine, tumble dryer and dishwasher. Tiling to the floor, radiator and double doors leading out to the garden.

First Floor Landing

With wood effect flooring, hatch access to the loft and door access into the bedrooms and bathroom.

Bedroom One

13' 6" x 8' 7" (4.11m x 2.62m)
With a window to the front aspect, cupboard housing the boiler, laminate wood flooring and a radiator.

Bedroom Two

10' 9" x 8' 8" (3.28m x 2.64m)
With a window to the rear aspect, laminate wood flooring and a radiator.

Bedroom Three

8' 6" x 6' 6" (2.59m x 1.98m)
With a window to the front aspect, laminate wood flooring and a radiator.

Family Bathroom

6' 5" x 5' 7" (1.96m x 1.70m)
With a window to the rear aspect and comprising of a bath, wash hand basin, low level WC, tiling to both the walls and the floor and a radiator.

General Description Outside

Front garden features a wall to the front, a path leading up to the front porch and lawn. Gated access to the side.

The rear garden has lawn, patio area, perfect for outside dining and entertaining, some mature shrubs and enclosed by fencing.

Single garage in a block to the side of the property.



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Hill View Close, Grantham

- Semi-Detached House
- Lounge & Kitchen Diner
- Three Bedrooms
- Garage to the Side
- Close to Some Local Amenities

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£150,000 - £160,000



Total floor area 83.3 m² (896 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 inaccuracy. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the
postcode not the actual property



Property Ref:
GST113949 - 0002

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