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Connells

Grantley Street
GRANTHAM



Property Description

Situated in a convenient and well-established residential location close to Grantham town centre, transport links and everyday amenities, this spacious two double bedroom mid-terrace home is offered to the market with no onward chain.

The accommodation begins with a lounge positioned to the front of the property, beyond is a separate dining room providing an excellent space for entertaining or family dining.

To the rear, the fitted kitchen is equipped with a range of wall and base units, integrated oven, four-ring gas hob, plumbing for a washing machine and space for a fridge freezer. A rear lobby leads through to the family bathroom, fitted with a three-piece suite comprising bath with shower over, wash hand basin and WC.

To the first floor are two particularly well-proportioned double bedrooms, each benefiting from built-in storage.

Externally, the property enjoys an enclosed rear courtyard & permit parking.

An internal viewing is highly recommended to appreciate the space and convenience this property has to offer.

Lounge - 12' 7" X 11' 1"

Window to the front aspect.

Dining Room - 12' 7" X 11' 3"

Window to the rear aspect.

Kitchen - 12' 11" X 5' 11"

Fitted with a range of wall and base units incorporating a stainless steel sink and drainer. Featuring an integrated electric oven, four-ring gas hob, tiled splashbacks, plumbing for a washing machine and space for a fridge freezer.

Rear Lobby

Providing access to the rear & family bathroom.

Bathroom - 7' 9" X 5' 11"

Fitted with a three-piece suite comprising paneled bath with electric shower over, pedestal wash hand basin and low-level WC. Finished with an obscure glazed window and radiator.

First Floor Landing

Providing access to both double bedrooms.

Bedroom One - 12' 8" x 11' 4"

Window to the rear aspect with integrated

cupboard.

Bedroom Two - 12' 8" X 11' 1"

Window to front aspect with integrated cupboard.

Outside

To the rear is an enclosed courtyard garden, creating a low-maintenance outdoor space.. The property also benefits from a brick-built outbuilding.

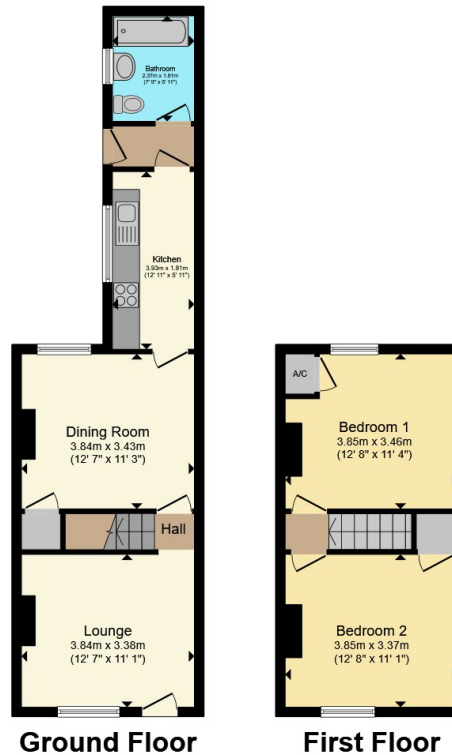
Agents Note

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.









Total floor area 73.2 m² (788 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



To view this property please contact Connells on

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EPC Rating: Awaited
 Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309591



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