

Dysart Road, Grantham NG31 7LS

william
h brown

welcome to

Dysart Road, Grantham

Extended three-bedroom semi-detached home with a garage and generous off-road parking. Recently redecorated throughout and offered with no onward chain, this spacious family home boasts versatile living accommodation, enclosed rear garden and excellent potential for a range of buyers.













Lounge
15' 2" x 10' 10" Widest Point (4.62m x 3.30m Widest Point)

Kitchen
14' Widest Point x 8' 10" (4.27m Widest Point x 2.69m)

Dining Room
11' x 6' 5" (3.35m x 1.96m)

Bedroom One
12' 8" x 7' 10" (3.86m x 2.39m)

Bedroom Two
9' 6" x 7' 10" (2.90m x 2.39m)

Bedroom Three
9' 5" x 5' 11" (2.87m x 1.80m)

Family Bathroom
5' 11" x 5' 5" (1.80m x 1.65m)

Notes
Situated in a popular residential area of Grantham, the property is conveniently positioned close to a range of local amenities including convenience stores, schools, a fish and chip shop, and the town's Mere's Leisure Centre. The town centre and railway station are also within easy reach, making this an excellent location for families and commuters alike.

Grantham offers an excellent selection of supermarkets, restaurants, cafes, sports facilities, a cinema, recreational parks, and well-regarded primary and secondary schools. The town's mainline railway station provides regular services to London King's Cross and Edinburgh, making it ideal for those travelling further afield.

The property also benefits from superb road connections to the A1, A52 and A46. Local attractions include the historic St Wulfram's Church, the renowned Angel & Royal Hotel, the National Trust's Belton House and its beautiful parkland, as well as the popular Rutland Water Nature Reserve and leisure destination.

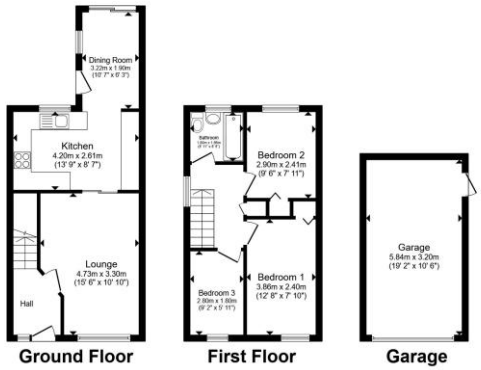
Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Dysart Road, Grantham

- Extended Semi-Detached House
- Recently Decorated Throughout
- New Fitted Carpets to the First Floor
- Three Bedrooms
- Generous Driveway for Off-Road Parking

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



Total floor area 87.5 m² (942 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

william h brown

guide price

£185,000 - £195,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114722

The Property Ombudsman

Property Ref:
GST114722 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01476 566363

Grantham@williamhbrown.co.uk

63 High Street, GRANTHAM, Lincolnshire, NG31 6NN

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.