



**Connells**

Oxford Street  
Grantham



## Property Description

Connells are delighted to bring to the market this stunning four-bedroom terraced property situated in a perfect town centre location and renovated in 2020.

Welcome to 12 Oxford Street: a fantastic blend of space, comfort and convenience, this four-bedroom terraced home spans three floors and is presented in modern, move-in ready condition.

Ground floor: A bright and spacious living room flows into a separate dining room, ideal for entertaining or quiet evenings in. The modern kitchen offers great prep/storage space and opens to a handy utility room with washer, dryer and new boiler. A contemporary bathroom with bath and shower completes the ground floor. Outside, you'll find a private courtyard garden, perfect for morning coffee or summer BBQs.

First and Second floors: Up the stairs you will find four generous bedrooms providing flexible options for family, guests or a dedicated home office. Windows to the front and rear bring in plenty of natural light.

Location: conveniently located, the house is only a short walk to Grantham rail station, with direct trains reaching London King's Cross in 1 hour, and a short stroll to the town centre, shops, cafes, restaurants, cinema and the Guildhall Arts Centre. Enjoy riverside walks along the River Witham and nearby green spaces, with Belton House, Belvoir Castle and Woolsthorpe Manor all within easy reach.

Practicalities: Freehold and offered with no onward chain.

## Entrance Hall

5' 1" x 2' 11" ( 1.55m x 0.89m )

## Living Room

11' 4" x 10' 8" ( 3.45m x 3.25m )

## Dining Room

11' 6" x 11' 1" ( 3.51m x 3.38m )

## Kitchen

10' 7" x 7' 4" ( 3.23m x 2.24m )

## Bedroom One

11' 10" x 11' 2" ( 3.61m x 3.40m )

## Bedroom Two

11' 10" x 11' 2" ( 3.61m x 3.40m )

## Bedroom Three

12' x 11' 4" ( 3.66m x 3.45m )

## Bedroom Four

11' 9" x 9' 1" ( 3.58m x 2.77m )

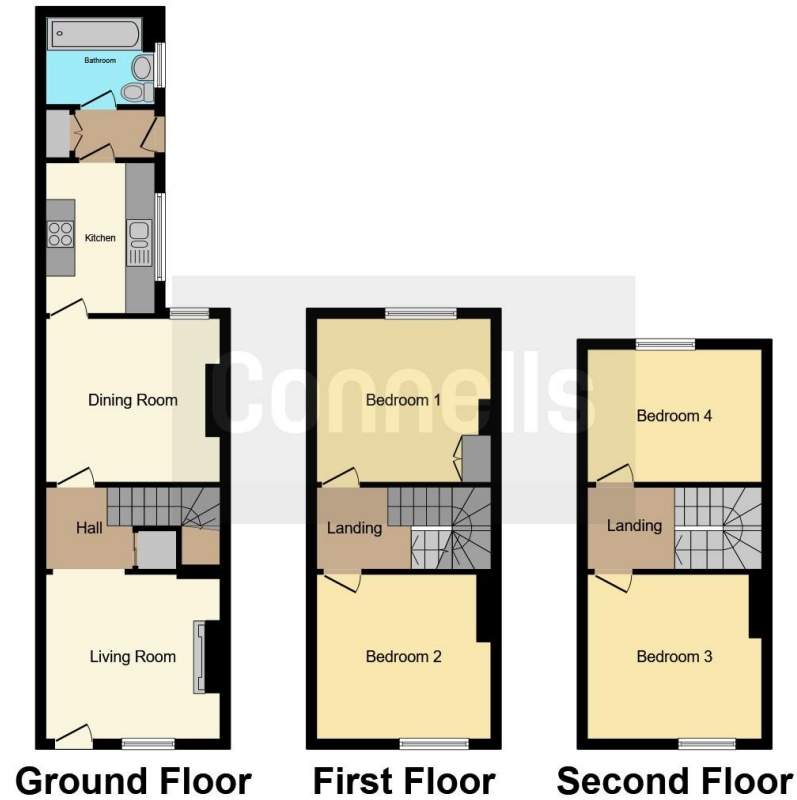
## Bathroom

6' 1" x 5' 11" ( 1.85m x 1.80m )









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.focalagent.com](http://www.focalagent.com)

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2 Watergate  
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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: GRM308762 - 0012