



**Connells**  
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**FOR SALE**

**Connells**

Holly Close  
Grantham



## Property Description

Connells are delighted to bring to the market this well-proportioned two-bedroom home arranged over two floors, offering bright and practical living space throughout. The ground floor features a spacious bay-fronted lounge, ideal for relaxing and entertaining, alongside a separate kitchen/dining room with direct access to the rear, creating a sociable heart of the home.

Upstairs, the property comprises two good-sized bedrooms and a family bathroom, with a central landing providing access to all rooms.

Externally, To the front of the property there is a low maintenance gravel driveway and side access to the rear garden. To the rear there is an enclosed garden with a large patio area,

Conveniently arranged and full of potential, this is an excellent opportunity to acquire a comfortable home in a desirable residential setting. Viewing is strongly recommended to fully appreciate what this home has to offer.

## Ground Floor

### Lounge

With a beautiful double glazed window to the front, stairs rising to the first floor with paneling decor, understairs cupboard, wood laminate flooring, radiator and acoustic decor to one wall.

## Kitchen / Diner

With a double glazed window to the side, double glazed patio doors leading to the rear garden, tiled flooring, radiator, space and plumbing for a washing machine, space for a free standing fridge freezer, range of wall and base units with worktop, stainless steel sink, integrated oven with induction hob above.

## First Floor

### Landing

With doors leading to two bedroom, bathroom and a boiler cupboard. Carpet flooring and access to the loft.

### Bedroom One

With two double glazed windows to the front, carpet, radiator and a large storage cupboard.

### Bedroom Two

With a double glazed window to the rear, carpet and a radiator.

## Bathroom

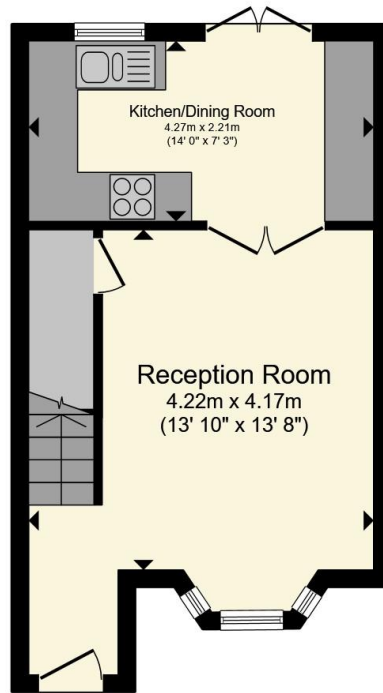
With a double glazed window to the rear, towel rail, tiled flooring, spotlights to the ceiling, bath with shower over, vanity wash hand basin with built - in storage and a low

level WC.

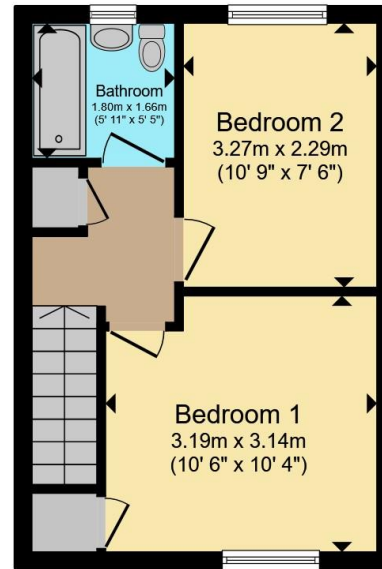








**Ground Floor**



**First Floor**

Total floor area 56.8 m<sup>2</sup> (611 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](http://www.propertybox.io)



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EPC Rating: D Council Tax Band: A

Tenure: Freehold

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