



Connells

Kedleston Road  
Grantham



## Property Description

Connells are excited to bring to the market this three bedroom, semi-detached family house. Accommodation comprises of Front Porch, Downstairs W/C, Spacious Lounge with doors leading to a bright and light Dining Room and Kitchen. To the first floor you will find Two Double Bedrooms, Master with en-suite, a Single Bedroom and three-piece suite Family Bathroom. Outside, to the front, there is Off Street parking and to the rear, an enclosed garden. This ideal Family Home is close to some local amenities which include convenience store, food and drink outlets, secondary school and fish&chip shop.

The property boasts a short drive to the town centre which provides a good range of supermarkets, restaurants, sport facilities including the Mere's Leisure Centre, Football Stadium, a cinema, primary and secondary schools, recreational parks and a busy train station on the main line London Kings Cross to Edinburgh, perfect for commuting. The National Trust Belton House, Belvoir Castle and Rutland Water are some local places of interest. Viewings are essential to appreciate what is on offer. Call now to avoid disappointment

## Ground Floor

### Entrance Hall

With doors to the downstairs W.C and the lounge.

## Downstairs W.C

With a double glazed window to the front, W.C and a wash hand basin.

## Lounge

With a double glazed window to the front, carpet, electric fire, two radiator and stairs leading to the first floor.

## Dining Room

Double glazed patio doors leading to the rear garden, carpet, radiator and understairs cupboard.

## Kitchen

With a double glazed window to the rear, double glazed door leading to the rear garden, tiled flooring, range of wall and base units with worktops, built in oven, gas hob, space and plumbing for washing machine.

## First Floor

### Landing

With a window to the side, doors leading to three bedrooms and the bathroom.

### Bedroom One

Double bedroom, double glazed window to

the rear and carpet.

### **En-Suite**

With a shower cubicle, wash hand basin and a W.C.

### **Bedroom Two**

Double bedroom, double glazed window to the front and carpet.

### **Bedroom Three**

Single bedroom, double glazed window to the front and carpet.

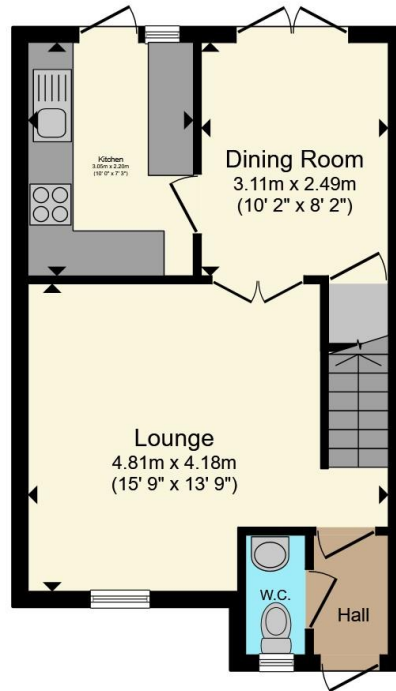
### **Bathroom**

With a double glazed window to the rear, wood laminate flooring, radiator, bath, W.C and a wash hand basin.

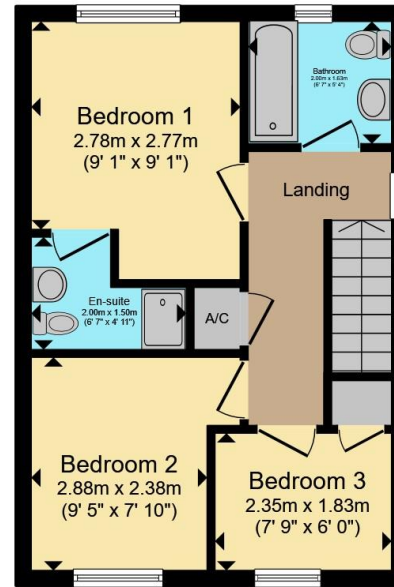








**Ground Floor**



**First Floor**

Total floor area 71.6 m<sup>2</sup> (771 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)



To view this property please contact Connells on

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
 GRANTHAM NG31 6PR

EPC Rating: C Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309589](http://connells.co.uk/Property/GRM309589)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: GRM309589 - 0002