



Church Row, The Grove, Grantham NG31 7UY



**william
h brown**

welcome to

Church Row, The Grove, Grantham

This immaculately presented end of terrace home offers spacious accommodation, perfect for a First Time Buyer or professional couples. Still under NHBC builders warranty and benefitting from off road parking and private enclosed garden to the rear. Call us on 01476 566363 to arrange your viewing.



Entrance

Part-glazed uPVC door leading into the entrance hall. With a porcelain tiled floor, radiator with decorative radiator cover, wood panelling to the walls and staircase to the first floor landing.

Downstairs Cloakroom

With a window to the front aspect and comprising of a low-level WC, pedestal wash hand basin, radiator, high gloss porcelain tile flooring and a wall mounted consumer unit.

Lounge

16' 8" x 14' 3" Max (5.08m x 4.34m Max)

This spacious living area has ample space for a large sofa, with a separate dining area.

Bespoke fitted media wall comprising of storage units and decorative shelving from floor to ceiling. Radiator and radiator cover. Door leading to the under stairs cupboard and French doors leading out to the garden.

Kitchen

12' 2" x 6' 5" (3.71m x 1.96m)

With cream high gloss units at both floor and eye level. Undermount stainless steel sink unit with mixer tap over. Plumbing for an automatic washing machine, built-in electric oven, electric hob and an extractor hood above. Space for a slimline dishwasher and space for an American fridge freezer. High gloss white porcelain tiling to the floor and window to the front aspect.

First Floor Landing

With built in cupboard providing ample storage space and fitted shelving, hatch access to the loft with a loft ladder and the vendor advises that the loft has been part boarded.

Bedroom One

14' 1" Max x 11' 3" Max (4.29m Max x 3.43m Max)

This L shaped generous size double bedroom has a window to the front aspect, radiator and bespoke fitted wardrobes with mirrored frontage.

Bedroom Two

12' 4" to Wardrobes x 9' 1" (3.76m to Wardrobes x 2.77m)

With a window to the rear aspect this double bedroom features Bespoke fitted wardrobes floor to ceiling to one wall and a radiator.

Family Bathroom

7' 8" x 6' 8" (2.34m x 2.03m)

This generous size bathroom comprises of a bath with shower over and modesty screen, low-level WC, wall mounted vanity sink unit with soft closing cupboard doors beneath, white high gloss porcelain tiling to the floor and a window to the side aspect.

General Description Outside

To the front of the property, there is a block paved driveway providing parking for two vehicles. Side gate access leads to the rear garden which is mainly laid to lawn with a paved patio area ideal for outside dining and entertaining. Water tap and fully enclosed by fencing, Including a shed and fixed outdoor seating.



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welcome to

Church Row, The Grove Grantham

- Stunning End Terraced House
- Beautifully Presented Throughout
- Still Under NHBC Builders Warranty
- Two Double Bedrooms
- Off Road Parking

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

guide price

£175,000 - £185,000



Total floor area 73.7 m² (793 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.co



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114407 - 0004

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