



✦ AI-generated content



Property Description

Connells are delighted to bring to the market this well presented, modern two bedroom semi detached house in a sought after location.

This home comprises of lounge, kitchen / dining room and a conservatory. Upstairs, the property has two bedrooms and a family bathroom.

Externally, To the front of the property, there is a driveway, gated side access to the rear enclosed garden with a patio area.

Early viewing is highly recommended to fully appreciate this home.

Ground Floor

Entrance Porch

Double glazed window to the front, storage cupboard, wood laminate flooring.

Lounge

15' 1" x 11' 8" (4.60m x 3.56m)

Double glazed window to the front, electric fire, radiator and carpet. Stairs rising to the first floor.

Kitchen

11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed window to the rear, tiled flooring, range of wall and base units, worktop, integrated fridge freezer and dishwasher, radiator, electric oven, induction hob.

Conservatory

11' 3" x 9' (3.43m x 2.74m)

Bifold doors leading to the rear garden, two radiators, spotlights to the ceiling.

First Floor

Landing

With doors leading to the family bathroom, storage cupboard and two bedrooms. Carpet and loft access.

Bedroom One

11' 9" x 9' 7" (3.58m x 2.92m)

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

Bedroom Two

11' 9" x 8' 10" (3.58m x 2.69m)

Small double bedroom, double glazed window to the front, carpet and a radiator.

Bathroom

Double glazed window to the side, spotlights to the ceiling, towel radiator, W.C, wash hand basin, bath with electric shower above.

Loft

Fully boarded, ladder and the boiler.







To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
GRANTHAM NG31 6PR

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online [connells.co.uk/Property/GRM309462](https://www.connells.co.uk/Property/GRM309462)



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GRM309462 - 0006