



**Connells**

Dudley Road  
Grantham



## Property Description

Connells are delighted to bring to the market this three bedroom mid-terraced property in a popular area of Grantham.

Upon entering the property, you are welcomed into the lounge positioned to the front, offering a bright and inviting space to relax, while the kitchen sits to the rear, designed with practicality in mind and ample room for everyday cooking and dining.

To the first floor, the property continues to impress with three double bedrooms arranged around the landing. A family bathroom with a stunning free standing bath completes the upper level, conveniently located to serve all rooms.

The layout is both functional and flexible, making this home well-suited to a range of buyers looking for space they can adapt to their needs.

Externally, there is a rear courtyard style garden perfect for enjoying the day. To the side of the property there is a parking area accessed through double metal gates.

Early viewing is highly recommended to fully appreciate this property.

\*\* This home is being sold with no chain\*\*

## Ground Floor

### Lounge

With a double glazed window to the front, part double glazed door to the front, carpet and a radiator.

### Inner Hallway

With stairs leading to the first floor, tiled flooring, doors leading to the half cellar and the side of the property.

### Kitchen

With double glazed window to the side and rear, range of wall and base units, worktop, stainless steel sink, tiled flooring, gas hob with extractor fan above, electric oven, space and plumbing for a washing machine, wall mounted boiler.

### Half Cellar

### First Floor

### Landing

With doors leading to three bedrooms and the family bathroom. Loft access and carpet.

### Bedroom One

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



## Bedroom Two

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

## Bedroom Three

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

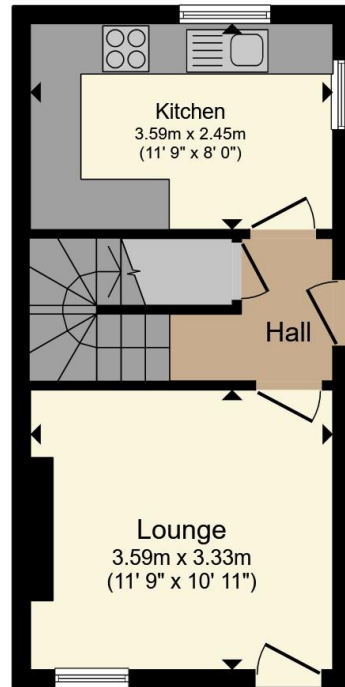
## Bathroom

With a double glazed window to the rear, modern free standing bath with shower head over, W.C, vanity unit with wash hand basin and a towel radiator.

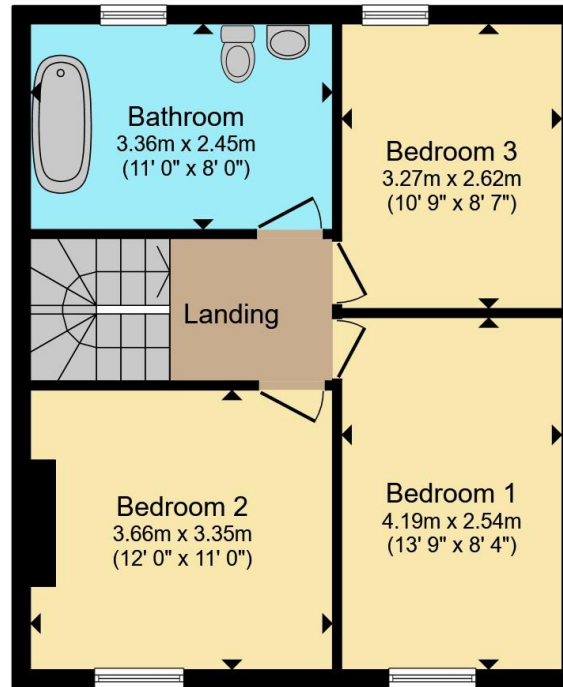








**Ground Floor**



**First Floor**

Total floor area 76.0 m<sup>2</sup> (818 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

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EPC Rating: D Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309319](http://connells.co.uk/Property/GRM309319)**



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