



**Harrowby Lane, Grantham NG31 9NL**

**welcome to**

**Harrowby Lane, Grantham**

'SOLD AS SEEN' - Calling First Time Buyers or Investors !! Great end-terraced house in a great location. Benefitting from a lounge, kitchen, two bedrooms and bathroom, having gardens front and rear. Close to a primary school and local amenities. Call us to view on 01476 566363



### **Entrance Hall**

Entering the property to the front into the entrance hall with a staircase to the first floor landing and access into the kitchen.

### **Kitchen**

9' 5" x 8' 3" Widest Point ( 2.87m x 2.51m Widest Point )  
With a window to the front aspect and having a range of wood effect units to both the floor and eye level with dark worktops over, stainless steel sink, drainer and tile splashbacks. Space for appliances, extractor fan, vinyl flooring and door through to the lounge.

### **Lounge**

13' 8" x 11' 7" Widest Point ( 4.17m x 3.53m Widest Point )  
With patio doors leading out to the rear aspect, wood effect flooring, radiator and understair storage.

### **First Floor Landing**

Access into the bedrooms and family bathroom

### **Bedroom One**

11' 9" x 8' 3" ( 3.58m x 2.51m )  
With a window to the rear aspect, carpet and a radiator.

### **Bedroom Two**

8' 6" x 11' 7" Widest Point ( 2.59m x 3.53m Widest Point )  
With a window to the front aspect, storage cupboard, carpet and radiator.

### **Family Bathroom**

5' 11" x 5' 7" ( 1.80m x 1.70m )  
Comprising of a bath with shower over, pedestal wash hand basin, low level WC, wood effect flooring and a radiator.

### **General Description Outside**

Open front corner plot with lawn to the front and pathway leading to the front door. Gated access through to the rear.

The good sized rear garden is mainly laid to lawn with a paved patio area and enclosed by wall and fencing.



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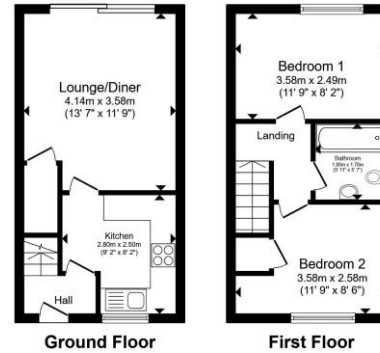


# welcome to Harrowby Lane, Grantham

- 'SOLD AS SEEN'
- End-Terraced House
- Two Bedrooms
- Gardens Front and Rear
- Close to Local Amenities

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

fixed price  
**£139,000**



Total floor area 50.6 m<sup>2</sup> (545 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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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST114441 - 0002

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