



Wilks Road, Grantham NG31 7WJ

welcome to

Wilks Road, Grantham

GUIDE PRICE £190,000 - £200,000* -The property comprises an entrance porch leading to a cloakroom, a good-sized lounge and a bright kitchen diner, perfect for family living. To the first floor, the landing gives access to three bedrooms and a family bathroom, an en-suite to the main bedroom.



Entrance

Front door leading into the entrance area with a door leading into the lounge.

Downstairs Cloakroom

Having a low level wc and wash hand basin, Radiator.

Lounge

17' 10" x 10' Min (5.44m x 3.05m Min)

With a window to the front aspect, carpeted flooring, radiator, and built in storage cupboard.

Dining Kitchen

13' 10" x 9' 5" (4.22m x 2.87m)

Having a range of cream units at both floor and eye level with worktops over, built in electric oven and gas hob with an extractor above, stainless steel sink with a single drainer, tiles to the floor, space for a fridge freezer and a washing machine. With window to the rear aspect and double doors leading to the garden.

First Floor Landing

First floor landing which has carpeted flooring.

Bedroom One

11' 7" Widest Point x 10' 7" (3.53m Widest Point x 3.23m)

With window to the front aspect, carpeted flooring, radiator, and built-in wardrobes.

Ensuite Shower Room

En-suite with fitted shower cubicle, low level wc and wash hand basin.

Bedroom Two

11' 3" x 7' 8" (3.43m x 2.34m)

With a window to the rear aspect, carpeted flooring, radiator, built-in wardrobes and hatch access to the loft.

Bedroom Three

8' 2" x 5' 11" (2.49m x 1.80m)

With a window to the rear aspect, carpeted flooring, radiator, and built-in wardrobes.

Bathroom

7' 7" x 5' 7" (2.31m x 1.70m)

To include a bath, low level wc, and wash hand basin. Heated towel rail, part tiling to the walls and wood effect flooring.

Description Outside

The property benefits from an allocated parking space in the car park to the side of the property. To the rear the garden is mainly laid to lawn, with a paved patio area, enclosed by fencing with a gate leading to the parking space.

Agents Note:

Freehold property with Service charges of approximately £130 per annum



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welcome to

Wilks Road, Grantham

- THREE BEDROOM FAMILY HOUSE
- IN A VERY GOOD LOCATION
- EN-SUITE TO THE MASTER BEDROOM
- ENCLOSED GARDEN TO THE REAR
- ALLOCATED OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: B



Total floor area 71.2 m² (767 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

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guide price

£190,000 - £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114484 - 0004

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