



Connells
connells.co.uk
01476 586 600
FOR SALE

Connells

The Drive
Grantham

The Drive Grantham NG31 7PR

for sale from
£220,000



Property Description

Connells are please to present this traditional semi-detached family home positioned on a good sized plot, the property's accommodation comprises of an entrance hallway, cloakroom, lounge, kitchen/ dining room and boasts under floor heating for the complete ground floor. To the first floor there are three double bedrooms and family bathroom. The property is approached by open style gardens with a concrete drive for approximate one/two vehicles and to the rear this home features an exceptionally large garden which is enclosed by hedging and fencing with various fruit trees, a viewing is fully recommended really appreciate what's on offer. Situated in a popular area of Grantham which benefits from being within walking distance to the wide range of amenities the town has to offer such as shops, pubs, restaurants, schooling, nearby to Grantham train station which offers a direct link to London Kings Cross and fantastic access to the A52 and A1, making this ideal for the working family looking to commute.

Ground Floor

Entrance Hall

With a double glazed window to the front, wood laminate flooring and stairs leading to the first floor.

Downstairs W.C

With a double glazed window to the side,

wash hand basin and a WC.

Living Room

With a double glazed window to the front, wood laminate flooring and patio doors leading to the rear garden.

Kitchen

With a double glazed window to the rear and side, Double glazed door leading to the rear garden, wall and base units with worktop, understairs cupboard, electric oven, gas hob with extractor fan.

First Floor

Landing

With a double glazed window to the rear, carpet, loft access and two inbuilt cupboards.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

With a double glazed window to the rear, wood laminate flooring, bath with electric shower over, W.C, wash hand basin and a radiator.

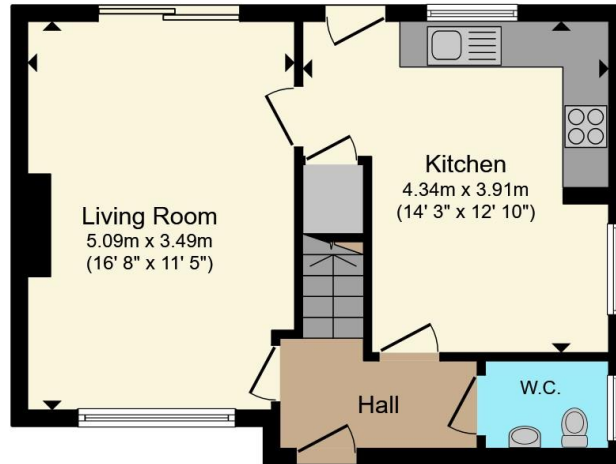
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

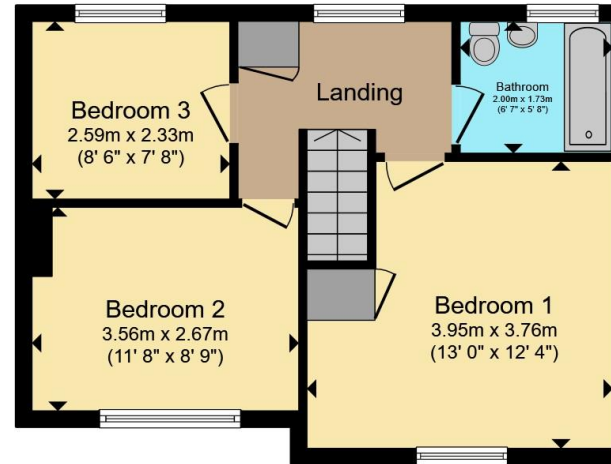








Ground Floor



First Floor

Total floor area 81.5 m² (877 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

Connells

To view this property please contact Connells on

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GRANTHAM NG31 6PR

EPC Rating: C Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309560



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.

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