



Connells

Dudley Road
Grantham



Property Description

Connells are proud to present this deceptive home offering fantastic family flexible living. This detached period home is full of charm and character and must be viewed to appreciate the size and what is being offered. This is also one of only a few to have a drive and gated access for off road parking. Ideally situated on this very sought after road, you have amenities on your doorstep including a school, nursery, shops and an awarded and well-known Fish & Chip shop. This home also benefits from being within walking distance to Grantham town centre and the Savoy Cinema. The property boasts a dining room, separate kitchen, ideal basement area offering space for a utility area, work from home area and or simply a third reception space. Off the hallway area you will find a downstairs shower room and a bright and airy lounge to enjoy the views of the rear garden which is staggered and leads down to the river. To the first floor, you will find two bedrooms and family bathroom and finally, a double bedroom on the second floor. Call now to avoid disappointment

Grantham is a market town and benefits from a good range of supermarkets, restaurants, sport facilities including the Mere's Leisure Centre and Football Stadium, good primary and secondary schools, two excellent grammar schools for both boys and girls, a cinema, recreational parks and busy train station on the main line London Kings Cross.

Ground Floor

Entrance Hall

Entering the property to the front through a part-glazed door into the entrance hall with tiled flooring, radiator, staircase rising to the first floor landing and door access into the kitchen, lounge and shower room.

Shower Room

With a double glazed window to the side, walk in shower, low level WC, wash hand basin with wood vanity unit.

Lounge

With a window to the rear aspect, wood flooring, coving to the ceiling, gas fire, radiator and French doors leading out to the garden.

Kitchen

Lovely modern kitchen with a window to the side aspect, having a range of units to both the floor and eye level with worktops over, sink, drainer, mixer tap with tile splashbacks. Freestanding double gas oven, hob with extractor hood above, space for a washing machine and fridge freezer. Tile effect flooring.

Dining Room

With a double glazed window to the front, doubled glazed door leading to the front of the

property, radiator.

Basement

With spotlights to the ceiling, concrete floor and a radiator.

First Floor

Landing

With doors leading to two bedrooms and the family bathroom, wood flooring and radiator.

Bedroom Two

Double bedroom, double glazed window to the front, radiator, wood flooring.

Bedroom Three

Small double bedroom, double glazed window to the rear, wood flooring, radiator.

Bathroom

With a double glazed window to the side, WC, wash hand basin, bath, wood flooring.

Second Floor

Bedroom One

Double bedroom, double glazed window to the side, wood flooring, two large inbuilt cupboards.

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.









Total floor area 137.8 m² (1,484 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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2 Watergate
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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309386



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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Property Ref: GRM309386 - 0004