



Dysart Road, GRANTHAM NG31 7DQ

welcome to

Dysart Road, GRANTHAM

GUIDE PRICE £145,000 - £155,000 - ALL BRAND NEW AND READY TO MOVE IN TO - spacious accommodation with two reception rooms, two double bedrooms and multi-purpose attic room, in a great location for the town and train station.



Entrance

Upvc front door leads into a spacious lounge.

Lounge

13' into the bay x 11' 6" (3.96m into the bay x 3.51m)
With a walk in bay window to the front aspect, light grey wood effect flooring, White Adam style fireplace surround, built in cupboards to one side of chimney breast, and radiator. Decorative coving and wall lights.

Dining Room

11' 6" x 11' 7" (3.51m x 3.53m)
Newly fitted light grey wood effect flooring, glazed door leading out to the rear garden, radiator, built in floor to ceiling storage cupboards. Further low level fitted storage cupboards and open plan access to the kitchen. Radiator.

Kitchen

10' 3" x 6' (3.12m x 1.83m)
Brand-new fitted modern kitchen with light grey high gloss units to eye and base level with worktops over. Decorative tiles to the walls, light grey wood effect flooring. Fitted electric oven, hob and extractor fan above. Space for fridge freezer and washing machine, window to the side. Wall mounted boiler.

Bathroom

Brand new fitted bathroom suite to include a bath with a waterfall shower over, vanity sink unit, low level wc, heated towel rail, extractor fan, light grey wood effect flooring and window.

First Floor Landing

Landing with carpeted flooring.

Bedroom One

11' 7" max x 11' 4" (3.53m max x 3.45m)
With a window to the front aspect, carpet, radiator, and staircase to the attic floor.

Bedroom Two

11' 8" max x 11' 6" (3.56m max x 3.51m)
With a window to the rear aspect, carpet, radiator.

Attic Room

10' 6" x 10' 1" (3.20m x 3.07m)
With sloping ceiling to the sides (restricted head height) radiator, carpet, window to the rear providing lots of light. Wood panelling feature to the walls.

Description Outside

To the outside of the property, there is a small garden area to the front, ideal for bin storage, with a low level fence surround, and path leading to the front door.

To the rear of the property, the garden is mainly paved and gravelled for low maintenance, with some surrounding shrubs and ornamental trees, with new fencing to the sides.

Agents 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.



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welcome to

Dysart Road, GRANTHAM

- WOW EVERYTHING IS BRAND NEW - AND READY TO MOVE IN TO!!
- BAY FRONTED TERRACE - FULLY RENOVATED THROUGHOUT
- TWO DOUBLE BEDROOMS
- MULTI PURPOSE SPACIOUS ATTIC ROOM
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£145,000 - £155,000



Total floor area 84.2 m² (906 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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Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114517 - 0005

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