





Property Description

Connells are delighted to bring to the market this charming two-bedroom bungalow with a utility room, driveway and garage is not to be missed!

This two-bedroom bungalow offers spacious and practical single-level living, making it an ideal choice for downsizers, first-time buyers, or those seeking a comfortable and easy-to-maintain home.

The property is entered via a welcoming hallway which leads into a generous lounge, providing ample space for both relaxing and entertaining. The fitted kitchen enjoys a range of wall and base units with space for dining and direct access to a useful utility room, offering additional storage and laundry facilities.

There are two well-proportioned bedrooms, both benefiting from built-in storage, together with a modern shower room conveniently located between the bedrooms.

Externally, the property benefits from an attached garage providing additional storage space. The layout has been thoughtfully designed to maximise living accommodation while maintaining excellent practicality throughout.

This property is being sold with no chain!

Early viewing is highly recommended to fully appreciate the property.

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.

Entrance Hall

With a window to the front.

Lounge

With a window to the front and side, carpet, radiator and a fire place.

Kitchen

With a window to the side and rear, door leading to the utility, range of wall and base units with worktops and space for free standing appliances.

Utility

With two windows, base units and a door leading to the rear.

Bedroom One

With a window to the front, carpet, radiator and fitted wardrobes.

Bedroom Two

With a window to the rear, door leading to the rear garden, carpet and a radiator.

Shower Room

With a window to the side, wash hand basin. W.C and a shower cubicle.









Total floor area 90.6 m² (975 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

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309652



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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