



Connells

Harlaxton Road
Grantham



Property Description

Connells are delighted to bring to the market this two-bedroom terrace offering spacious accommodation across two floors, ideal for first-time buyers, investors, or those seeking a conveniently located home within easy walk of Rail Station, town centre and schools.

On entering the property via the front garden you reach the south facing lounge. This leads past the cellar entrance to the dining room, perfectly suited for entertaining or family meals. To the rear there is a kitchen, fitted with wall and base units and offering good space, and beyond you reach the modern insulated toilet/shower room.

Upstairs there are two double bedrooms, with the potential to create built in wardrobes over the stair well.

The rear bedroom leads to a bathroom / en-suite, with the potential to create a third bedroom/baby room.

Externally, to the rear you pass the small brick store-room to reach the court yard style garden.

For more details and to book a viewing call Connells Grantham today!

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

Lounge

Double glazed window to the front, radiator, wood laminate flooring.

Hall

With doors leading to the lounge and dining room. Stairs leading to the first floor, steps leading down to the cellar.

Dining Room

With a window to the rear, carpet.

Kitchen

With a window to the side, lino flooring, with a range of wall and base units, sink one and half bowl sink, space for free standing appliances.

Shower Room

With a window to side, shower cubicle, lino flooring, radiator, wash hand basin, WC.

First Floor

Landing

With doors leading to two bedrooms, carpet, radiator.

Bedroom One

With a window to the rear, carpet, loft access.

Bathroom / En-Suite

With a window to the rear, radiator, bath, wash hand basin, WC, cupboard with boiler.

Bedroom Two

Double bedroom, window to the front, radiator, carpet.









Total floor area 83.2 m² (895 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



To view this property please contact Connells on

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2 Watergate
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM308284



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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