



Dryden Close, Grantham NG31 9QS

welcome to

Dryden Close, Grantham

Spacious extended three-bedroom semi-detached home with a large driveway and private garden. Offering a modern kitchen, study, dining room, conservatory, downstairs shower room, and three well-proportioned bedrooms. Conveniently located close to schools, amenities, town centre and rail links.



Lounge

12' 11" x 12' 10" (3.94m x 3.91m)

Dining Room

10' 4" x 9' 2" (3.15m x 2.79m)

Kitchen

11' 6" x 11' 1" (3.51m x 3.38m)

Conservatory

10' 3" x 8' 3" (3.12m x 2.51m)

Study/Home Office

6' 7" x 5' 11" (2.01m x 1.80m)

Downstairs Shower Room

5' 11" x 4' 7" (1.80m x 1.40m)

Bedroom One

10' 10" To Wardrobes x 10' 8" (3.30m To Wardrobes x 3.25m)

Bedroom Two

10' 8" x 10' 4" (3.25m x 3.15m)

Bedroom Three

8' 11" x 8' 2" Widest Point (2.72m x 2.49m Widest Point)

Bathroom

8' 3" x 5' 11" (2.51m x 1.80m)

Separate Wc**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."

Agents Note1

'It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly'



view this property online williamhbrown.co.uk/Property/GST114657



welcome to

Dryden Close, Grantham

- Extended Three-Bedroom Semi-Detached Home
- Spacious Lounge and Conservatory
- Ground Floor Shower Room
- Ample Off-Road Parking
- Close to Schools and Local Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A



Total floor area 112.5 m² (1,211 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



guide price

£225,000 - £235,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114657



Property Ref:
GST114657 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk