



Connells
01476 690 050
connells.co.uk
FOR SALE



Property Description

Connells are delighted to bring to the market this beautifully presented and established three-bedroom semi-detached family home, situated in a highly sought-after location within easy reach of Grantham town centre.

Having undergone recent modernisation, the property offers well-appointed accommodation throughout, including a stylish refitted kitchen, a practical utility room with downstairs WC, and the added comfort of wood burners in both the lounge & kitchen/dining space.

To the first floor are three well-proportioned bedrooms and a modern three-piece shower room.

Externally, the property benefits from attractive front gardens & garage parking to the rear. The generous rear garden is mature and private, featuring a large shed with power and lighting, making it ideal for storage, a workshop or hobby.

This wonderful home offers a superb combination of character, modern convenience and excellent outdoor space, making it an ideal purchase for families. Early viewing is highly recommended!

****Guide Price £260,000 - £270,000**

Grantham is a historic and thriving market town situated on the A1 and East Coast Main Line, providing direct rail links to London King's Cross in just over an hour. The town benefits from a highly regarded selection of grammar, primary, secondary and nursery schools, alongside a wide range of amenities including leisure facilities, healthcare services, supermarkets, independent retailers, national shopping brands and the Saturday market.

Ground Floor

Entrance Hall

With stairs leading to the first floor, understairs cupboard and wood flooring.

Lounge

With a double glazed bay window to the front, kardean flooring, radiator and a wood burner with a solid oak mantel above and a stone hearth.

Kitchen / Diner

With a double glazed window to the side, double glazed door to the side, double glazed patio doors leading to the rear garden, wood burner with solid oak mantel above and a stone hearth. radiator, range of wall and base units with worktop.

Utility / W.C

With a double glazed window to the rear, lino flooring, towel radiator, wash hand basin and WC with vanity unit and space and plumbing for a washing machine.

First Floor

Landing

With a double glazed window to the side, loft access, carpet and doors leading to three bedrooms and the shower room.

Bedroom One

Double bedroom, double glazed window to the front, carpet and a radiator.

Bedroom Two

Double bedroom, double glazed window to the rear, carpet and a radiator.

Bedroom Three

Single bedroom, double glazed window to the front, carpet and a radiator.

Shower Room

With a double glazed window to the rear, lino flooring, radiator, wash hand basin, W.C, and a shower cubicle.

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 110.4 m² (1,188 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: E Council Tax
 Band: C

Tenure: Freehold

check out more properties at connells.co.uk



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GRM309610 - 0008