

Connells

Eskdale Road
Grantham

Eskdale Road
Grantham NG31 8EP

for sale
£260,000







Property Description

Offering an abundance of space both inside and out, this four-bedroom semi-detached family home occupies a desirable position on Eskdale Road and presents an exciting opportunity to create a long-term home. The property occupies an attractive position with a well-maintained frontage, driveway and an integral garage.

Internally, the accommodation comprises an entrance porch, hallway, generous lounge, separate dining room, kitchen and ground floor WC.

To the first floor are four well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room, together with a family bathroom serving the remaining bedrooms.

Outside, the property truly shines. The rear garden is a particular feature, being beautifully maintained and predominantly laid to lawn with mature planting and a variety of shrubs, creating a pleasant and private outdoor space.

To the front, the property enjoys excellent kerb appeal with a garden and driveway leading to the integral garage.

While the interior would benefit from some updating and modernisation, the property provides excellent scope for buyers to add their own style and value, resulting in a fantastic family home in a highly desirable location.

Eskdale Road is well positioned for access to local amenities, schools, transport links and Grantham town centre, whilst also offering easy access to the A1, making it ideal for commuters.

Viewing is highly recommended to fully appreciate the potential on offer!

Ground Floor

Entrance Porch

Entrance door & window to the front aspect with further door leading into the hallway & WC.

Hallway

Stairs rising to the first floor & doors leading to the ground floor accommodation.

Lounge - 18' 6" x 11' 1"

Window to the front & rear aspect, carpeted.

Dining Room - 12' 8" X 11' 1"

Window to the rear aspect, integrated cupboards & carpeted.

Kitchen - 9' 3" X 8' 11"

Fitted with a range of wall & base units, work surfaces, sink and drainer, space for appliances, window & door to the rear aspect & tiled.

First Floor

Landing

Storage cupboard.

Bedroom One - 11' 1" X 11' 0"

Double bedroom with window to the rear aspect, access to the en-suite shower room & carpeted.

En-Suite - 8' 1" X 3' 11"

Compromising shower cubicle, WC and wash hand basin with window to the rear aspect.

Bedroom Two - 12' 4" X 8' 10"

Double bedroom with window to the front aspect & carpeted.

Bedroom Three- 8' 10" X 8' 10"

Window to the rear aspect, carpeted & built-in storage.

Bedroom Four- 11' 1" X 6' 7"

Window to the front aspect & carpeted.

Family Bathroom- 8' 2" X 7' 7"

Fitted with a bath, WC and wash hand basin with window to the front aspect.

Garage - 15' 0" X 8' 11"

Integral garage.

Outside

To the front there is driveway parking & law.

The rear is mainly laid to lawn with mature shrubs.

Location

Eskdale Road is situated within a popular residential area of Grantham, conveniently placed for local schools, shops, supermarkets and leisure facilities. The town centre, railway station with direct links to London King's Cross and the A1 are all easily accessible, making the location ideal for families and commuters alike.

Agent Note - Aml

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.

Agent Note - Land Registry

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 as to time-frames for registration.







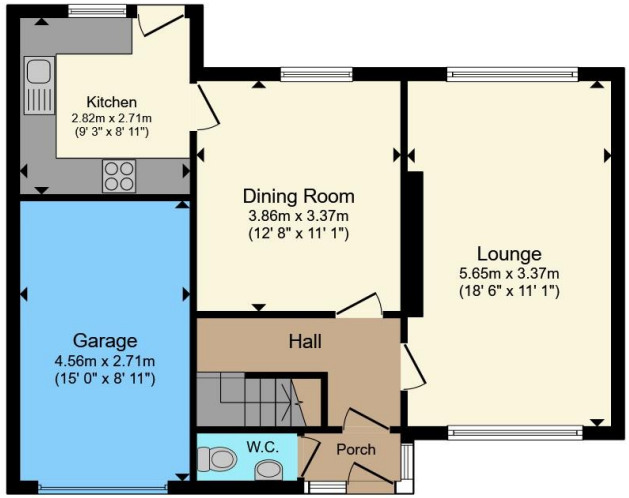




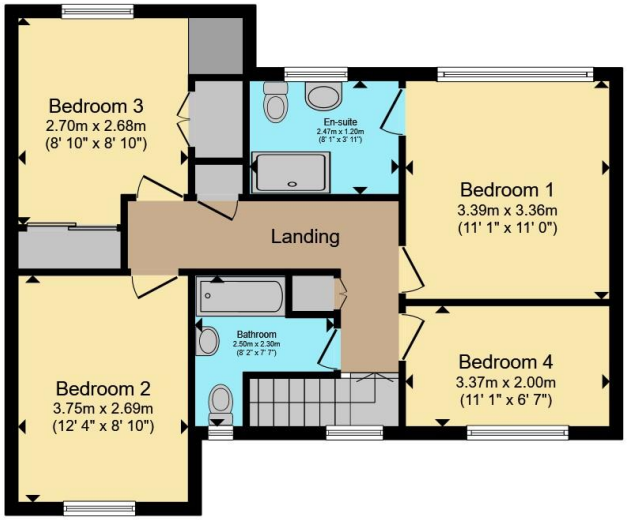








Ground Floor



First Floor

Total floor area 127.3 m² (1,371 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

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2 Watergate
GRANTHAM NG31 6PR

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

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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.