

Connells

Kingscliffe Road
Grantham

Kingscliffe Road
Grantham NG31 8ET

for sale offers in excess of
£190,000







Property Description

Connells are pleased to present this well-presented three bedroom semi-detached home in a sought-after location of Grantham. This ideal family home has benefited recently from a refitted Kitchen and Family Bathroom in a contemporary style so should not be missed. Accommodation briefly comprises of Entrance Hall, Lounge/Diner and Kitchen. To the first floor you will find two double bedrooms, a single bedroom and family bathroom. To the rear, the property boasts an unusually long rear garden extending to some 200ft. To the front of the house there is a good size garden with adjacent driveway affording off street parking. The driveway continues to the side of the house leading up to what was once a garage. The former Garage/Store is on a concrete section fronted by UPVC shuttering and a pair of double-glazed doors. The rear garden is an especially attractive feature of the property and comprises a patio adjacent to the house which then passes the former garage giving way to the extensive lawn flanked by well stocked borders, in part edged by timber sleepers. There is also a rockery, a number of flowering plants and shrubs as well as mature trees. Viewings are essential to appreciate what is on offer. Grantham is a historic and growing market town situated on the old Great North Road (A1) and East Coast main line linking the town to London (Kings Cross) in just over an hour. Within the town there are both girls' and boys' grammar schools, shops and restaurants.

Ground Floor

Entrance Hall

With a window to the front, wood laminate flooring, understairs cupboard, radiator and stairs leading to the first floor.

Lounge / Diner

With two double glazed window to the rear, double glazed patio doors leading to the rear garden, wood laminate flooring.

Kitchen

With a double glazed window to the front, double glazed door to the side, wood laminate flooring, electric oven, electric hob with extractor fan above, range of wall and base units with worktop,

First Floor

Landing

With doors leading to three bedrooms and the bathroom, loft access and a inbuilt cupboard.

Bedroom One

Double bedroom, double glazed window to the rear, wood laminate flooring and a radiator.

Bedroom Two

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

Bedroom Three

With a double glazed window to the rear, radiator and fitted wardrobes.

Bathroom

With a double glazed window to the front, tiled flooring, W.C, wash hand basin with vanity unit, towel radiator and a bath with shower over.

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.







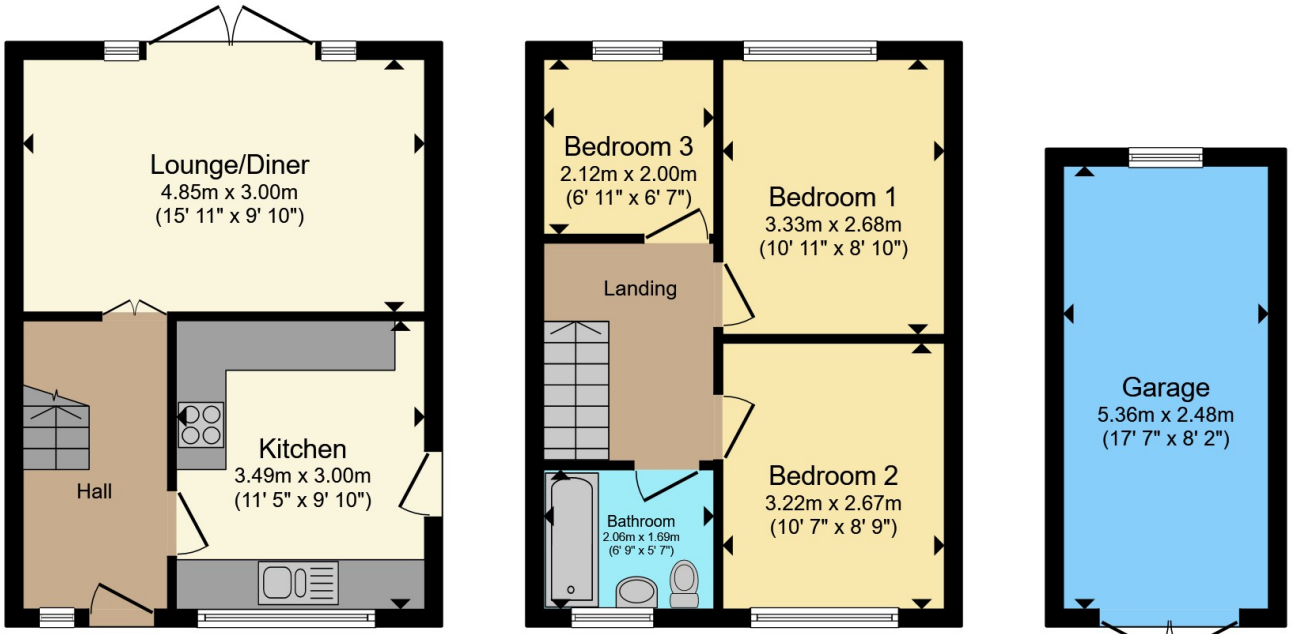












Ground Floor **First Floor** **Garage**

Total floor area 77.7 m² (837 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

view this property online connells.co.uk/Property/GRM309293

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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.

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