

Connells

Ludlow Gardens
Grantham

Ludlow Gardens
Grantham NG31 8WJ

for sale
£214,000







Property Description

Connells are pleased to present this well-proportioned three-bedroom end-terrace home, occupying a pleasant position within a sought-after residential development on the outskirts of Grantham.

The accommodation begins with an entrance hall providing access to the ground floor cloakroom and lounge. The spacious lounge offers excellent living and entertaining space and leads through to the fitted kitchen positioned to the rear of the property. The kitchen provides ample worktop and storage space together with room for essential appliances, whilst also enjoying access to the rear garden.

To the first floor, the landing gives access to three bedrooms and the family bathroom. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a family bathroom fitted with a three-piece suite.

Externally, the property enjoys gardens to the rear, providing space for outdoor seating and entertaining.

Ludlow Gardens forms part of a popular residential area within Grantham, conveniently positioned for access to local amenities, schooling, transport links and the town centre. Grantham also benefits from a mainline railway station with direct links to London King's Cross, making the town a popular choice for commuters.

Viewing is highly recommended to appreciate the accommodation on offer.

Entrance Hall

Entering via the front door, the entrance hall provides access to the lounge & ground floor WC.

Cloakroom

Fitted with a low-level WC and wash hand basin.

Lounge - 14' 2" X 10' 2"

A well-proportioned reception room offering ample space for lounge furniture and enjoying natural light from the front aspect.

Kitchen - 14' 3" X 8' 5"

Fitted with a range of wall and base units with work surfaces over, integrated oven, fridge freezer & hob. Positioned to the rear of the property with access to the garden.

First Floor Landing

Providing access to all first-floor

accommodation.

Bedroom One - 11' 3" X 9' 8"

A generous principal bedroom benefiting from built-in storage, access to the en-suite shower room & window to the rear aspect.

En-Suite - 8' 2" x 4' 11"

Fitted with a shower enclosure, wash hand basin and low-level WC & window to the rear aspect.

Bedroom Two - 10' 3" X 7' 4"

A well-proportioned second bedroom overlooking the front aspect.

Bedroom Three - 7' 4" X 6' 7"

Window to the front aspect.

Bathroom - 5' 11" X 4' 7"

Fitted with a three-piece suite comprising panelled bath, wash hand basin and low-level WC.

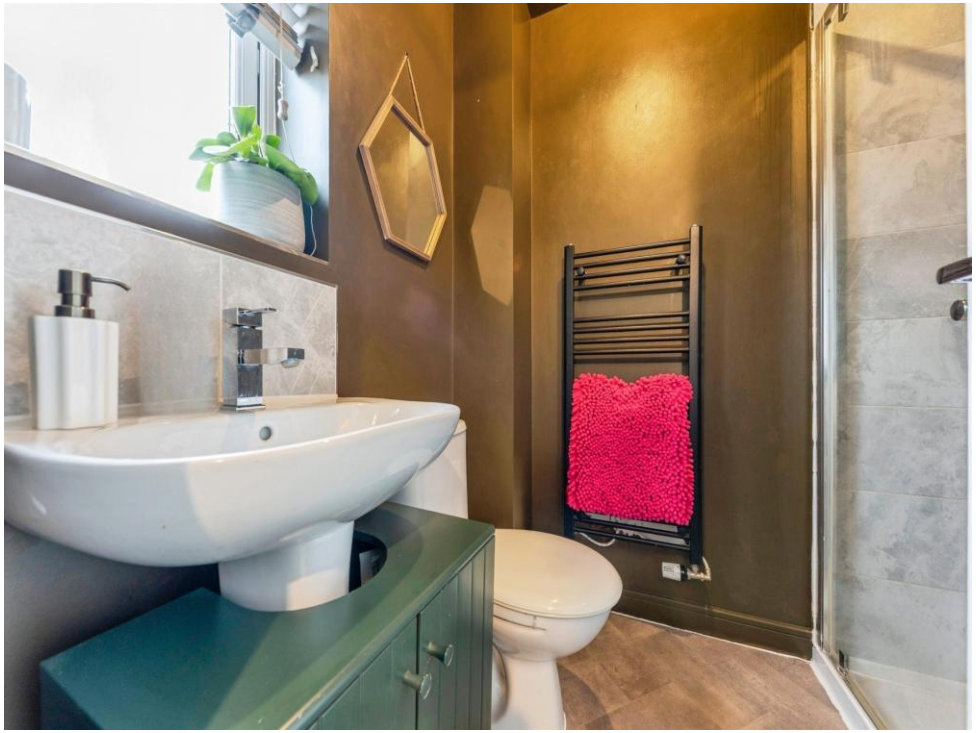
Agent Note

'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.'







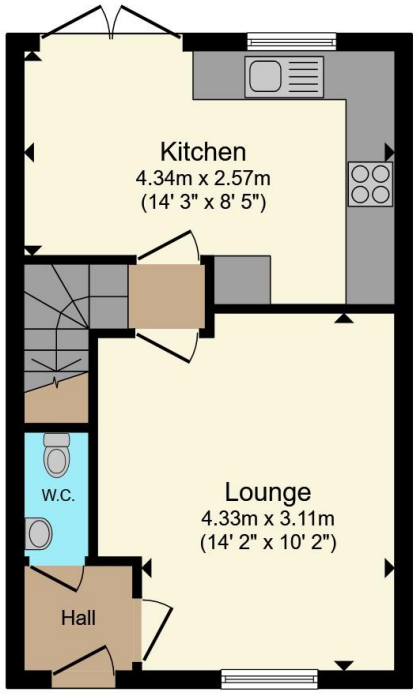




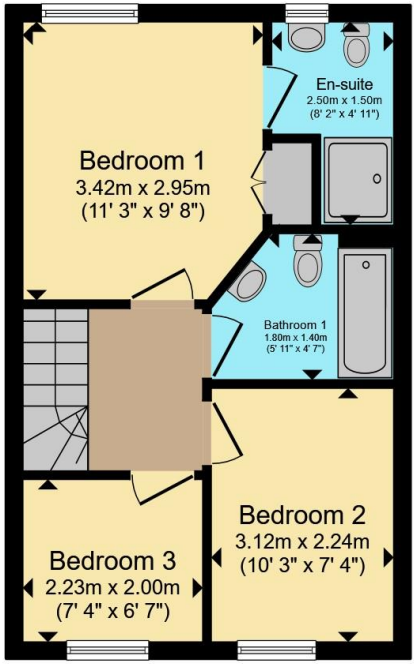








Ground Floor



First Floor

Total floor area 69.3 m² (746 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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GRANTHAM NG31 6PR

EPC Rating: B

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309752

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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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