



**Stamford Street, Grantham NG31 7BS**



**welcome to**

**Stamford Street, Grantham**

\*GUIDE PRICE £150,000 - £160,000\* - Three bedroom house on the outskirts of Grantham, within walking distance to the town centre and the train station. With two reception rooms and three bedrooms and upstairs family bathroom.



### **Entrance**

Part glazed door leading into the entrance porch, with a second door leading into the lounge.

### **Lounge**

12' 10" x 11' 1" Min ( 3.91m x 3.38m Min )

With a bay window to the front aspect, feature fireplace with a log burner style electric fire. Radiator and deep skirting boards. Door leading to the inner hall.

### **Inner Hall**

Door leading to under stairs storage.

### **Dining Room**

12' 10" x 10' 8" ( 3.91m x 3.25m )

Having a feature fireplace with a log burner style electric fire, window to the rear aspect, radiator. Deep skirting boards and spotlights to the ceiling. Staircase to the first floor landing.

### **Kitchen**

7' 10" x 7' 8" ( 2.39m x 2.34m )

Boasting a range of light grey coloured units at both floor and eyelevel with worktops over and soft closing drawers. Built-in electric oven and hob and extractor hood above. Decorative white tiling to the walls. Integrated fridge freezer and slim dishwasher. Stainless steel sink with a single drainer and a mixer tap over, radiator, window to the side aspect and tiled flooring. Open plan walk-through into the rear lobby/utility area.

### **Rear Lobby**

With a window to the side aspect and a part glazed door leading to the rear garden. This rear lobby area has space for appliances. Radiator and door leading to the downstairs cloakroom, also second doorway providing access to a storage area which houses the central heating boiler and has plumbing for an automatic washing machine.

### **Downstair Cloakroom**

With a low-level WC, wash basin, tiled floor flooring and window to the rear aspect.

### **First Floor Landing**

Long hall way with a radiator.

### **Bedroom One**

12' 10" x 11' ( 3.91m x 3.35m )

Very good size double bedroom with two windows to the front aspect, Victorian cast-iron fireplace, radiator.

### **Bedroom Two**

10' 8" x 9' 8" ( 3.25m x 2.95m )

With a window to the rear aspect and Victorian cast-iron fireplace. Door leading to a storage cupboard and hatch access to the loft.

### **Bedroom Three**

9' 5" x 4' 6" ( 2.87m x 1.37m )

With a window to the side aspect and a radiator.

### **Family Bathroom**

7' 8" x 5' 8" ( 2.34m x 1.73m )

With a P shaped bath with a shower over, low-level WC and vanity sink unit with cupboards beneath. Heated towel rail, extractor fan and window to the rear aspect.

### **Description Outside**

The rear garden has been gravelled for easy maintenance and is enclosed by fencing and a brick wall. With an outside tap, external lighting and a right of way across the neighbouring garden for access with bins.



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## Stamford Street, Grantham

- THREE BEDROOMS
- UPSTAIRS BATHROOM
- LOUNGE AND DINING ROOM
- KITCHEN AND UTILITY AREA
- DOWNSTAIRS CLOAKROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A



Total floor area 87.5 m<sup>2</sup> (942 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), coverings 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 inspector(s). Powered by [www.propertybox.io](http://www.propertybox.io)



guide price

**£150,000- £160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST114272 - 0005

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