



**Goodliff Road, Grantham NG31 7PG**



**welcome to**

**Goodliff Road, Grantham**

\*GUIDE PRICE £190,000 - £200,000\* - Perfect family house in a great location, three bedroom semi-detached house with good sized lounge, separate dining room and three bedrooms. Off road parking with a garage and large garden to the rear. Viewing is Highly Recommended.



### **Entrance Hall**

Entering the property through a UPVC door with glazed side panel into the hallway with wood effect flooring, radiator, staircase to the first floor landing and access into the lounge.

### **Lounge**

12' 5" Widest Point x 15' 3" ( 3.78m Widest Point x 4.65m )  
With a window to the front aspect, feature fireplace with wood surround, marble style hearth and inset electric fire, radiator, coving to the ceiling and double doors through to the dining room.

### **Dining Room**

14' 8" x 8' 8" ( 4.47m x 2.64m )  
With wood effect flooring, a storage cupboard underneath the stairs, radiator, coving to the ceiling and access through to the kitchen.

### **Kitchen**

13' 2" x 8' 9" ( 4.01m x 2.67m )  
With a window to the side aspect, and having a range of wood style units to both the floor and eye level with dark worktops over, one and a half sink drainer, mixer tap and tile splash backs. Integrated double electric oven, gas hob with extractor hood above. Space for a washing machine, tumble dryer, dishwasher and fridge freezer. With coving to the ceiling, tiled flooring, door leading out to the side aspect and French doors leading out to the rear garden.

### **First Floor Landing**

Window to the side aspect, storage cupboard, hatch access to the loft and door access into the bedrooms and family bathroom.

### **Bedroom One**

12' 11" x 8' 10" ( 3.94m x 2.69m )  
With a window to the front aspect, radiator, carpet and fitted wardrobes.

### **Bedroom Two**

12' 7" x 8' 9" ( 3.84m x 2.67m )  
With a window to the rear aspect, radiator and carpet.

### **Bedroom Three**

9' 5" x 5' 8" ( 2.87m x 1.73m )  
With a window to the front aspect, radiator, carpet and built in storage cupboard.

### **Family Bathroom**

5' 11" x 5' ( 1.80m x 1.52m )  
With a window to the rear aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, tiling to the walls and tile effect vinyl flooring and a radiator.

### **General Description Outside**

To the front of the property there is a dwarf brick wall, block paved area with side hedging and a shared driveway to the side leading to a single garage. Gated access through to the rear. The rear garden is mainly laid to lawn, paved patio area, shed, enclosed by hedging and fencing.

Single garage - with an up and over door, power and lighting.



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## Goodliff Road, Grantham

- Semi-detached family house
- Spacious lounge
- Three bedrooms
- Large rear garden
- Good location close to some local amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£190,000 - £200,000**



Total floor area 90.6 m<sup>2</sup> (976 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.co

  
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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST114411 - 0003

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