



Brittain Drive, Grantham NG31 9JU

welcome to

Brittain Drive, Grantham

GUIDE PRICE £150,000 - £160,000 - Traditional mid-terraced house in a popular location close to some local amenities. Spacious accommodation with two reception rooms, three bedrooms and outdoor space. Are you a First Time Buyers, this is perfect for you ... Call us on 01476 566363 to view.



Entrance

Entering the property to the front through a part-glazed door, having a window to the front and wood effect flooring.

Lounge

15' 1" x 11' 6" Widest Point (4.60m x 3.51m Widest Point)
With a window to the front aspect, open fireplace, carpet and a radiator.

Dining Room

9' 1" x 9' 4" (2.77m x 2.84m)
With a window to the rear aspect, carpet, radiator and access into the kitchen.

Kitchen

11' 9" x 10' 3" (3.58m x 3.12m)
With a window to the rear aspect and having a range of white units to both the floor and eye level with worktops over, stainless steel sink and drainer. Built-in electric oven, gas hob with extractor hood above. Space for a fridge freezer, tiling to the walls, vinyl flooring and a radiator.

Utility Area

With space for a washing machine and back door leading out to the rear garden.

First Floor Landing

Landing with carpet, hatch access to the loft and access into the bedrooms and family bathroom.

Bedroom One

16' 4" x 11' 4" (4.98m x 3.45m)
With two windows to the front aspect, built-in wardrobes, carpet and a radiator.

Bedroom Two

11' 3" x 9' 11" (3.43m x 3.02m)
With a window to the rear aspect, carpet and a radiator.

Bedroom Three

9' 2" x 8' 6" (2.79m x 2.59m)
With a window to the front aspect, carpet and a radiator.

Family Bathroom

7' 9" x 5' 3" (2.36m x 1.60m)
With a window to the rear aspect and comprising of a bath with shower over, wash hand basin, low level WC and a heated towel rail.

General Description Outside

Garden to the front with lawn, hedge and fencing, path leading into the front door.

The rear garden features lawn, patio area ideal for outside dining and entertaining, shed and enclosed by fencing.

Agents 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."



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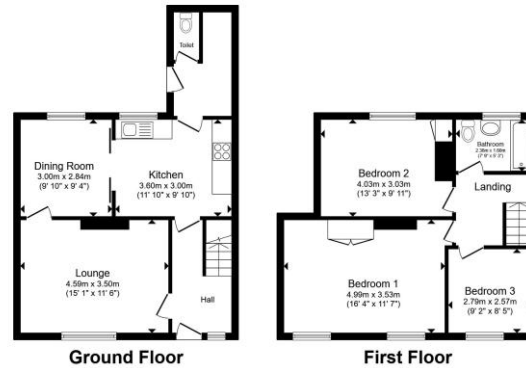


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Brittain Drive, Grantham

- Traditional Mid-Terraced House
- First Time Buyers / Investors
- Two Reception Rooms
- Three Bedrooms
- Close to Local Amenities

Tenure: Freehold EPC Rating: C
Council Tax Band: A



Total floor area 96.3 m² (1,037 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

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guide price

£150,000 - £160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST114604 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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