



Larch Close, Grantham NG31 7XL

welcome to

Larch Close, Grantham

CLOSE TO LOCAL AMENITIES ... this FAMILY HOME offers spacious accommodation with two reception rooms, kitchen with utility, cloakroom, three bedrooms and family bathroom. Benefitting from outdoor space to the front and rear with a driveway for off-road parking. Call us to view on 01476 566363



Entrance Hall

Fitted storage units along with staircase to the first floor landing, understairs storage, radiator and access into the cloakroom, lounge and kitchen.

Cloakroom

With a window to the front aspect, wash hand basin, low level WC and a radiator.

Lounge

15' 3" x 11' 5" Widest Point (4.65m x 3.48m Widest Point)
With a window to the front aspect, fireplace with electric fire, radiator and access into the dining room.

Dining Room

10' 9" x 9' 5" (3.28m x 2.87m)
With a window to the rear aspect, radiator and access into the kitchen.

Kitchen

7' 10" x 11' 5" (2.39m x 3.48m)
Fully fitted with units to both the floor and eye level with worktops over, sink, drainer and mixer tap. Eye level oven with a gas hob along with an extractor fan above, a small built in pantry and plumbing for appliances. Access into the utility.

Utility Room

6' 10" x 6' 7" (2.08m x 2.01m)
With a window to the rear aspect overlooking the garden. Side door to the garden and plumbing for appliances.

First Floor Landing

Benefitting from hatch access to the loft, airing cupboard and door access into the bedrooms and family bathroom.

Bedroom One

14' 6" x 9' 8" (4.42m x 2.95m)
With a window to the front aspect, fitted wardrobes and a radiator.

Bedroom Two

9' 9" x 10' 1" Min (2.97m x 3.07m Min)
With a window to the rear overlooking the garden, built-in storage and a radiator.

Bedroom Three

9' x 8' (2.74m x 2.44m)
With a window to the front aspect, fitted wardrobe over the stairs and a radiator.

Family Bathroom

7' 2" x 6' (2.18m x 1.83m)
With two windows to the rear aspect and comprising of a bath, wash hand basin, low level WC and a radiator.

General Description Outside

The property allows for off street parking to the front and an enclosed rear garden to the rear, mainly laid to lawn with borders, plants and shrubs. Gated access to the rear. Also benefitting from a driveway for off-road parking.

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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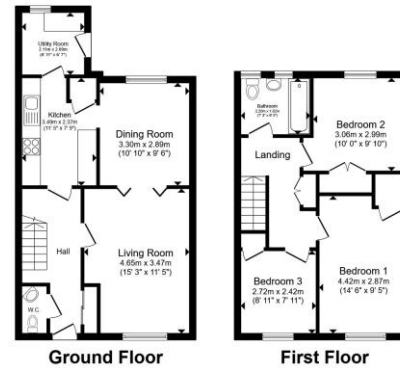


welcome to

Larch Close, Grantham

- Mid-Terraced Family House
- Two Reception Rooms
- Well Presented Throughout
- Three Bedrooms
- Outdoor space and Driveway

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



Total floor area 92.2 m² (993 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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£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST114645 - 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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