



3 HATHERSAGE CLOSE

GRANTHAM, NG31 7GP

Per month

£725 Per



A modern two bedroom townhouse located just off Springfield Road on the south side of the town. Benefiting from contemporary décor, gas-fired central heating and uPVC double glazing, the accommodation briefly comprises lounge, ground floor w.c., modern kitchen with built-in oven, two double bedrooms, and a bathroom with white suite. Grantham benefits from excellent transport links due to its proximity to the A1 and direct rail links to London.



House - Townhouse

ACCOMMODATION

Accommodation

ENTRANCE HALL with door to front and radiator. Open to:-

KITCHEN with a range of modern wall and base units, 1 ½ stainless steel sink and drainer unit set in a laminate work surfaces, inset gas hob with electric fan oven under and pull-out extractor fan over, plumbing for a washing machine, integrated fridge and tiled flooring.

LOUNGE with patio doors to rear, under stairs cupboard and two radiators.

GROUND FLOOR W.C. with white suite comprising wash basin and w.c., tiled splash back and a radiator.

STAIRCASE AND FIRST FLOOR LANDING with a radiator.

FRONT DOUBLE BEDROOM with fitted wardrobe and a radiator.

REAR DOUBLE BEDROOM with storage cupboard and a radiator.

BATHROOM with white suite comprising bath with shower over, wash basin and w.c., tiled splash backs and a radiator.

OUTSIDE

Lawned rear garden with gated access
One allocated parking space

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: . xxx year lease from xxxx.
Current service charge is £xxxx per calendar month.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX:

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

LOCATION



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |