



**Cowes Road, Grantham NG31 7DP**



**welcome to**

## **Cowes Road, Grantham**

Great First Time Buyer home or rental opportunity, this extended end-terraced house is a great family house close to some local amenities and the town centre. Good sized accommodation which includes a lounge, extra reception room, kitchen, two bedrooms and bathroom. Gardens front and rear.



### **Entrance**

Entering the property through a composite door at the front.

### **Lounge**

11' 1" x 11' 2" ( 3.38m x 3.40m )

With a window to the front aspect, feature fireplace, and radiator.

### **Reception Room/Dining**

7' 8" x 9' ( 2.34m x 2.74m )

With a window to the side aspect, radiator, plumbing for appliances and patio doors leading out to the rear garden.

### **Kitchen**

11' 1" x 10' ( 3.38m x 3.05m )

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, drainer and mixer tap. Integrated oven and dishwasher, centre island with induction hob and benefitting from storage. Space for appliances, radiator, spotlights to the ceiling and understairs pantry.

### **First Floor Landing**

Access into the bedrooms and bathroom.

### **Bedroom One**

11' 2" x 11' 2" ( 3.40m x 3.40m )

With a window to the front aspect, radiator and over stairs storage.

### **Bedroom Two**

8' 10" x 11' ( 2.69m x 3.35m )

With a window to the rear aspect and a radiator.

### **Family Bathroom**

5' x 8' 3" ( 1.52m x 2.51m )

With a window to the rear aspect and comprising of a separate shower cubicle, bath with rinser over, wash hand basin, low level WC, heated towel rail and an automatic light which switches on when you enter.

### **General Description Outside**

Approaching the property to the front with hedging, small garden and pathway to the front door. Gated access to the rear.

The tiered rear garden features a paved patio area, perfect for outside dining and entertaining, artificial grass and enclosed by fencing.



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## Cowes Road, Grantham

- Extended End-Terraced House
- Two Reception Rooms
- Two Bedrooms
- Modern Kitchen & Bathroom
- Enclosed Garden to the Rear

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



Total floor area 66.7 m<sup>2</sup> (718 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 inspections. Powered by www.propertybox.co.uk



offers in excess of  
**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST114063 - 0004

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