



**Heathfield Road, Grantham NG31 7NH**



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**welcome to**

**Heathfield Road, Grantham**

\*GUIDE PRICE £168,000 - £170,000\* - Beautifully renovated throughout with newly fitted kitchen and bathroom. The property offers three bedrooms, upstairs cloakroom, good sized driveway for several vehicles and large garden to the rear. Call us to view on 01476 566363.



### **Entrance**

Entering the property to the front through a part-glazed door into the entrance hall with carpet and radiator.

### **Lounge**

15' 8" x 10' 8" ( 4.78m x 3.25m )

With a window to the front aspect, wood effect flooring and a radiator.

### **Kitchen**

9' 11" Min x 8' 9" ( 3.02m Min x 2.67m )

Newly fitted modern kitchen having a range of grey units to both the floor and eye level with worktops over, stainless steel sink, drainer and mixer tap. Integrated electric oven, hob with extractor hood above. Space for a washing machine, tumble dryer and dishwasher. Tiling to the floor and bonus pantry.

### **Family Bathroom**

8' 6" x 5' 9" ( 2.59m x 1.75m )

Newly fitted bathroom with a window to the front aspect and comprising of a bath with shower over, wash hand basin, low level WC, tiling to the walls, herringbone style vinyl flooring and a radiator.

### **First Floor Landing**

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

### **Bedroom One**

16' x 10' 8" ( 4.88m x 3.25m )

Lovely sized dual aspect bedroom with windows to the front and rear aspects, carpet, radiator and storage cupboard housing the boiler.

### **Bedroom Two**

10' 8" x 8' 8" ( 3.25m x 2.64m )

With a window to the front aspect, carpet and a radiator.

### **Bedroom Three**

11' x 6' 4" ( 3.35m x 1.93m )

With a window to the rear aspect, carpet and a radiator.

### **Upstairs Cloakroom**

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

### **General Description Outside**

To the front of the property there is a driveway for several vehicles, path leading to the front door, lawn and a dwarf wall.

The south facing rear garden is mainly laid to lawn featuring a decking area, perfect for outside dining and entertaining, shed, all enclosed by fencing.



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## Heathfield Road, Grantham

- Mid-Terraced House
- Potential Rental Opportunities
- Three Bedrooms
- Newly Fitted Kitchen and Bathroom
- Driveway and Large South Facing Rear Garden

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



guide price

**£168,000 - £170,000**

Total floor area 80.2 m<sup>2</sup> (864 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](http://www.propertybox.io)

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST114377 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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