



Ladysmith Terrace, Gonerby Hill Foot, Grantham NG31 8JG

welcome to

Ladysmith Terrace, Gonerby Hill Foot, Grantham

'Move in Ready' cute mid-terraced house in a great location, close to local amenities. Ideal for families, first-time buyers, or investors, this attractive home is ready to move into and benefits from comfortable living space across both floors. NO ONWARD CHAIN, Call us now to view on 01476 566363



Entrance

Entering the property to the front through a UPVC door which leads into the lounge.

Lounge

13' 2" Into Bay x 11' 11" Widest Point (4.01m Into Bay x 3.63m Widest Point)
Bay window to the front aspect, feature lead fireplace with hearth, shelving, deep skirting boards, wood effect flooring and access into the hallway.

Hallway

Storage, staircase to the first floor landing and access into the dining room.

Dining Room

11' 1" x 11' 11" Widest Point (3.38m x 3.63m Widest Point)
With a window to the rear aspect, feature lead fireplace, storage cupboard and shelving, deep skirting boards, carpet, radiator and access through to the kitchen.

Kitchen

8' 10" x 6' 10" (2.69m x 2.08m)
With a window to the side aspect, this modern kitchen has a range of white units to both the floor and eye level with dark mottled worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Integrated electric oven, hob with extractor hood above, space for a washing machine, wood effect vinyl flooring, access into the bathroom and door leading out to the rear garden.

Family Downstairs Bathroom

7' x 6' 10" (2.13m x 2.08m)
With a window to the side aspect and comprising of a bath with shower over, wash hand basin, low level WC, tiling to the walls and an extractor fan.

Cellar

Cellar space with shelves very handy for storing coats and shoes.

First Floor Landing

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

Bedroom One

11' 2" x 11' 11" Widest Point (3.40m x 3.63m Widest Point)
With a window to the front aspect, feature lead fireplace, deep skirting boards, carpet and a radiator.

Bedroom Two

11' 1" x 11' 11" Widest Point (3.38m x 3.63m Widest Point)
With a window to the rear aspect, feature lead fireplace, deep skirting boards and carpet.

Bedroom Three

6' 10" x 8' 6" (2.08m x 2.59m)
Off bedroom one, perfect as a nursery or dressing room. Having a window to the rear aspect, carpet, deep skirting boards and a radiator.

General Description Outside

Dwarf wall with picket gate to the front having lawn and a selection of mature shrubs and plants.
The rear garden features lawn with a patio area, ideal for outside dining and entertaining, side border dotted with shrubs, a shed and 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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welcome to

Ladysmith Terrace, Gonerby Hill Foot Grantham

- Mid-Terraced Family House
- NO ONWARDS CHAIN
- Two Reception Rooms and Modern Kitchen
- Three Bedrooms
- Close to Local Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A



Total floor area 80.5 m² (867 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

£145,000 - £150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST114521 - 0003

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