



**Cecil Street Grantham Lincs NG31**

**Guide Price £115,000**



# Secure My Sale offer this terrace house for sale with no onwards chain in the Market town of Grantham

Secure My Sale Estate Agents are pleased to offer for sale, this traditional two double bedroom terrace property which is ideally suited for investment or first-time buyers. Located in a popular residential area close to the town centre of Grantham it is being sold with no onward chain.

The accommodation briefly comprises of lounge, dining room, re-fitted kitchen, two double bedrooms and a family bathroom. Outside there is an enclosed yard to the rear and attached brick storage shed.

## Ground Floor

Entering the property through a wooden door into the inner hall with doors to the dining room and lounge

**Lounge** 11'4" x 10'9" Feature fireplace with decorative surround, dado rail and coving to the ceiling, TV point, telephone point radiator and uPVC window to the front aspect.

**Dining Room** 11'0" x 10'9" uPVC window to the rear aspect, radiator, and storage cupboard to the side of the chimney breast. Gas fire with back boiler, door giving access to the understairs store cupboard and further door to the kitchen.

**Kitchen** 10'9" x 5'0" Fitted with a range of wall and base units with contrasting work surfaces over. Inset stainless steel sink drainer and mixer tap. Integral electric oven and grill, 4-ring electric hob with extractor hood above. Space for fridge-freezer, and space and plumbing for automatic washing machine/dishwasher. uPVC window to the side aspect and door to the rear yard.

## First Floor

**Landing** Having hatch access to the loft, and access doors to the two bedrooms;

**Bedroom One** 12'1" x 11'1" This double bedroom has a uPVC window to the front aspect, radiator and coving to the ceiling.

**Bedroom Two** 12'3" x 11'0" Another double bedroom has a uPVC window to the rear aspect, radiator, built in wardrobe and door leading to the family bathroom.

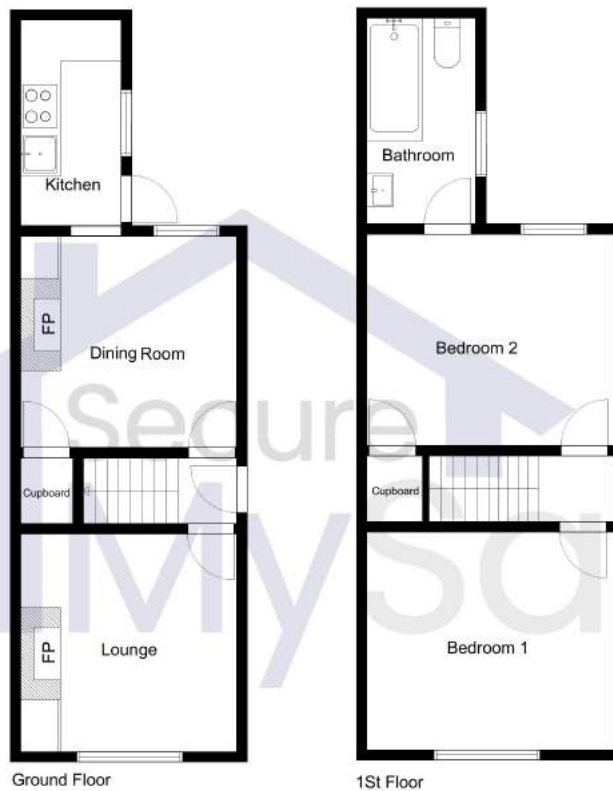
**Bathroom** 11'3" x 5'3" Three-piece suite comprising of bath with electric shower over and glass shower screen, pedestal wash hand basin and low-level WC. Radiator, airing cupboard, extractor fan and double-glazed window to the side aspect.

## Outside

To the rear, there is a brick-built storage shed attached to the house. The rear yard is fence enclosed, with a patio area to the rear and gated access to the passageway to the front.







## Secure My Sale Estate Agents

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### AGENT'S NOTE:

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