



Hobart Road Grantham NG31
Freehold - EPC Rating D - Council Tax Band A

OIRO £160,000



A well proportioned semi detached family home located in a popular residential area of the market town of Grantham.

- Three Bedrooms
- Two Reception Rooms
- Family Bathroom
- No Onward Chain
- Off Road Parking
- Good Size Gardens

Are you looking for somewhere to call Home? This 3-bedroom semi-detached property is coming to the market and will be sold with no onward chain, parking for numerous vehicles. With potential to extend (subject to planning permission) this property could be your family home for years to come.

In brief the property comprises of Entrance Hall, Lounge, Dining Room, Kitchen and Utility Room to the ground floor. To the first floor there are Three Bedrooms, Family Bathroom and Landing

A viewing is required to appreciate the size of this property. These homes do not come to the market very often!

Ground Floor

Entrance Hall – Door to the front, good size hallway with a single radiator. Leading onto the kitchen and access to the stairs.

Lounge - Laminate flooring throughout. This room has recently been decorated by the owner to a great standard. Double-glazed window the front, feature electric fire and a double radiator. 12' 6" x 12' 10"

Dining Room - Laminate flooring throughout with French doors to the rear opening through to the garden. Single radiator. Follows through to the Lounge and Kitchen. 8' 6" x 9' 6"

Kitchen - Base units around the kitchen with an integrated gas hob and electric oven. One & half bowl sink drainer inset into worksurface. Under-stairs cupboard. Wall mounted gas boiler located in the kitchen. Access to the dining room and Utility Room. 9' 2" x 8' 10"

Utility Room – Space and plumbing for a washing machine/dishwasher, space for dryer and Fridge freezer plus further access to the garden. 7' 10" x 9' 10"

First Floor

Landing – Staircase leading from the entrance hall, doors leading to all rooms.

Bedroom One - Facing the front of the property, this bedroom has a light airy feel. Wooden flooring and single radiator. 11' 2" x 12' 10"

Bedroom Two - Facing the rear of the property, this double room has grey vinyl flooring and a single radiator. 8' 6" x 12' 10"

Bedroom Three - A single bedroom or office space. Facing the front of the property with a single radiator. 8' 2" x 7' 10"

Bathroom - A good sized room with 3-piece suite complimented with an electric shower over the bath. Single radiator and two frosted double-glazed windows.

Outside – To the front there's large driveway for numerous of road parking spaces, which leads to the side and rear of the property. To the rear the garden is a great size with patio and lawned area.





GROUND FLOOR



FIRST FLOOR

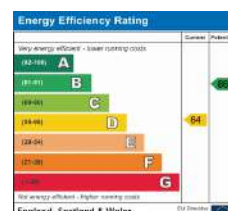
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