



Tissington Road Grantham NG31

**Offers in Excess £225,000**

EPC Rating C - Freehold - Council Tax C



# Secure My Sale Estate Agents offer this delightful town house for sale on the popular Hunters Gate estate with no chain

- WELL PRESENTED FAMILY HOME
- FOUR BEDROOMS
- EN SUITE
- TWO RECEPTIONS
- KITCHEN DINER
- GARAGE
- NO CHAIN

This well presented and maintained Townhouse is located on the green of this desirable road in the popular market town of Grantham. The property in brief comprises of four bedrooms with en-suite to the master, two reception rooms, breakfast kitchen and family bathroom. The property benefits from gas fired central heating and double glazing throughout, low maintenance gardens to the front and rear, single garage and in the valuer's opinion internal inspection is essential to appreciate the size of property on offer. Viewing strictly by appointment only through the sole selling agent.

**Hallway** L Shaped room with entrance door to the front, built in double storage cupboard, fitted radiator, telephone point staircase leading to the first floor and doors to the Dining Room, Kitchen and Cloakroom. 10' 1" x 17' 8"

**Family Room/Study** Double glazed window to the front aspect, radiator, TV Point and coving to the ceiling - currently used as home office. 9' 8" x 9' 2"

**Kitchen Diner** Fully Fitted breakfast kitchen with a range of wall and base units with contrasting roll top work surfaces and tiling to splash-back. Inset gas 4-ring hob with matching electric oven below. Plumbing and space for dishwasher and washing machine, space for fridge freezer. Tiled flooring with ample space for breakfast table double glazed window and French doors to the rear aspect, under stair larder cupboard and wall mounted C/H boiler. 14' 1" x 12' 9"

**Cloakroom** Two-piece suite with Wash Hand Basin with tiling to splash-back, Low Level WC, radiator and extractor fan.

**First Floor Landing** Staircase from the entrance hall, with further leading to the second floor landing, fitted smoke alarm and doors to the sitting room and master bedroom. 8' 4" x 7' 2"

**Sitting Room** Good sized room with two double glazed windows to the front aspect with views over the park. TV and Telephone points radiator and coving to the ceiling. 15' 0" x 12' 4"

**Master Bedroom** Double bedroom with double glazed window to the rear, TV Point, coving to the ceiling, built in double wardrobe and door to en-suite. 11' 9" x 9' 8"

**En Suite** Fitted with a three piece suite comprising of shower cubicle with plumbed shower, wash hand basin with vanity unit and LLWC. Part tiled walls, shaver point, radiator and extractor fan, DG window to the rear. 6' 0" x 5' 4"

**Second Floor Landing** Stairs leading from the first floor, airing cupboard, loft access and door to all other bedrooms and family bathroom 6' 9" x 11' 5"

**Bedroom Two** Double bedroom with built in wardrobes radiator and double glazed window to the front. 12' 5" x 8' 0"

**Bedroom Three** Built in double wardrobe, radiator and double glazed window to the rear. 9' 7" x 8' 0"

**Bedroom Four** Double glazed window to the front aspect and fitted radiator. 9' 2" x 6' 9"

**Family Bathroom** Three piece white suite with white panel bath, LLWC and matching wash hand basin. Part tiled walls, fitted extractor, shaver pointing radiator with rear double glazed window. 6' 8" x 5' 6"

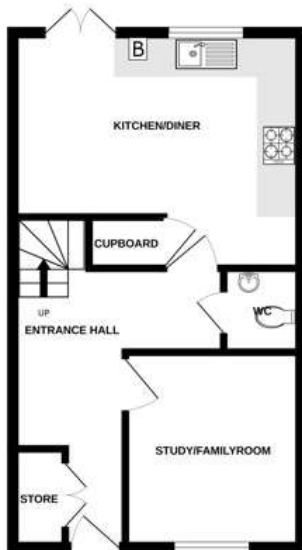
**Front Garden** Low maintenance garden mainly laid to pebbles with stone slabbed path to front door, dwarf brick wall to the front with feature metal railings and attracter bushes and shrubs.

**Rear Garden** Fully enclosed rear garden with gated access to the rear parking area and single garage. Low maintenance garden mainly laid to gravel with stepped access, good sized decked patio area from French doors in the kitchen, fitted outside tap.

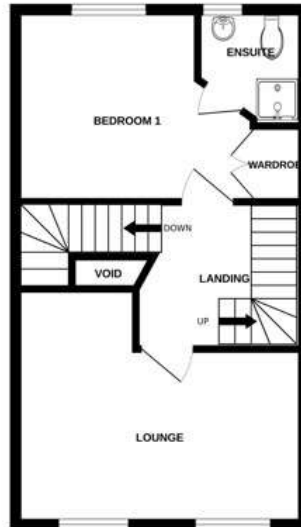
**Garage** Single garage with up and over door with parking to the front.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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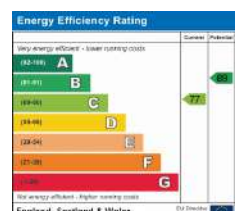
## Secure My Sale

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