



**Cambridge Street Grantham Lincs NG31**

**Guide Price £250,000 - Freehold**

Council Tax Band C - EPC Rating E



# Delightful Period House

- Four Double Bedrooms
- Family Breakfast Kitchen
- Sitting Room & Dining Room
- Freehold - Council Tax C - EPC E
- Good Sized Enclosed Rear Gardens
- Off Road Parking
- Internal Viewing Essential
- Town Centre Location

A rare opportunity has arisen to purchase this freehold period link detached family home in the heart of the market town on Grantham. The property is a spacious four storey with four double bedrooms, ideal for growing families and situated in a prime location within walking distance to the town centre. The property boasts well-proportioned sitting and dining room, modern kitchen with breakfast bar, four bedrooms, two bathrooms, cellar rooms, private rear gardens, and off-road parking. Council Tax Band C, EPC Rating E.

The property is arranged over four floors, entering via the porch to the entrance hall with stairs leading to the first floor. The entrance hall connects the sitting room, dining room and family kitchen. The kitchen features an array of modern units and integrated appliances with doors giving access to the private garden, rear hall, utility room and shower room. There are staircases leading to the cellar/basement which could be converted to another room and stairs to the first floor. To the first floor, the main landing connects to bedrooms one and two along with the three-piece family bathroom, and rear landing leading to the third bedroom. Staircase leading to the second floor which houses the fourth bedroom which benefits from shower cubicle and ensuite with LLWC and wash hand basin.

Outside to the front is a small gated wall enclosed garden with step entrance to the front door. To the side of the property is a driveway which provides off road parking and gated access to the private rear garden. The rear garden is a lovely sun trap split into separate areas with a patio seating areas and lawn, with mature borders and raised deck area and pond.

## **GROUND FLOOR**

Porch -

Entrance Hall -

Sitting Room – 15'5" x 13'7"

Dining Room – 17'5 x 12'9"

Breakfast Kitchen – 22'9" x 10'0"

Rear Hall

Utility Room – 7'9" x 4'6"

Shower Room – 8'8" x 7'5"

## **FIRST FLOOR**

Landing -

Bedroom 1 – 14'1" x 13'5"

Bedroom 2 – 14'1 x 13'3

Bedroom 3 – 13'3 x 10'0"

Family Bathroom – 13'3" x 7'00"(Max)

## **SECOND FLOOR**

Bedroom 4 – 18'9" x 14'0"

Ensuite – 17'6 x 4'0"

## **LOWER GROUND**

Cellar/Basement

## **OUTSIDE**

Front Garden Driveway Rear Gardens





BASEMENT  
337 sq.ft. (31.3 sq.m.) approx.



GROUND FLOOR  
922 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR  
688 sq.ft. (64.0 sq.m.) approx.



2ND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 2415 sq.ft. (224.4 sq.m.) approx.

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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