



St Annes Street Grantham NG31

Guide Price £190,000

FREEHOLD - Council - Tax Band A - EPC tbc



Fully Renovated
Three Bedrooms
Rear Garden
Close to amenities
Two Reception Rooms
South Facing Garden

Are you looking for a spacious, three bedroom family home in Grantham? Secure My Sale are thrilled to bring to market this recently renovated period property which is located close to amenities. The location of this home is perfect if you love long walks with the River Witham located only one street away, the hills and hollows only short walk away and just down the river access to Wyndham park and the Queen Elizabeth Park and Dysart Park.

This home has been lived in for almost a decade by the current owners and has been looked after to the best standard but they are now looking for their next home.

Through the front door we walk into the galley entrance hall where you can take off your muddy shoes from the walk down the river, hang the coat in the cupboard before stepping foot into the inner hallway. To the front of the home we enter into the living room, a great space for curling up on the sofa, turning on the electric fire and watching your favourite Saturday night TV. The dining room is a great place for entertaining, with enough space for a sofa, dining table and currently is being used as a play room. Through the dining room we enter the kitchen which has been recently renovated to a high standard. Base units on either side, space for a fridge freezer, washing machine and one further appliance of your choice! The bathroom which is just under two years old is located on the ground floor. Tiled throughout, two frosted windows making it a very light room, a bath with overhead mains shower, basin and toilet.

Leading upstairs from the inner hallway we have a landing with access to all three bedrooms. The main bedroom is located at the front aspect of the property and is a large double with two double glazed windows facing the front of the property. You will not be short for room in this bedroom. Bedroom two is located directly opposite the main bedroom, facing the rear of the property this double bedroom would be fantastic for children, guests or adults! Bedroom three is located down the corridor at the end of the property, in the eaves this room still has enough space to fit a single bed and a unit. It would Make a great first bedroom, a teenage getaway or even an office space.

Access to the rear garden is through the French doors to the back of the dining room. The garden has a large decked area, leading onto a lawn with plenty of space for a shed.

The property does not have off road parking but has on roading parking around the street. Although the property is located close to the river it is in a 'Very Low Risk' area for flooding.

Cellar: 11'5 x 10'8 - Currently used as storage, this could be transformed into a great office space, cinema room or even a play room!

Living Room: 11'3 x 11'3 - A cosy space located at the front of the house with a bay window, carpeted throughout and an electric fireplace

Dining Room: 14'2 (max) x 18'2 (max) - A large dining space currently being used as a dining/play room. Carpeted throughout with double doors leading to the rear and access to the kitchen.

Kitchen: 7'4 x 12'11 - A mix of wall and base units, electric oven, hob and overhead extractor fan. Space for a fridge freezer, washing machine and dishwasher. Tiled throughout the kitchen floor.

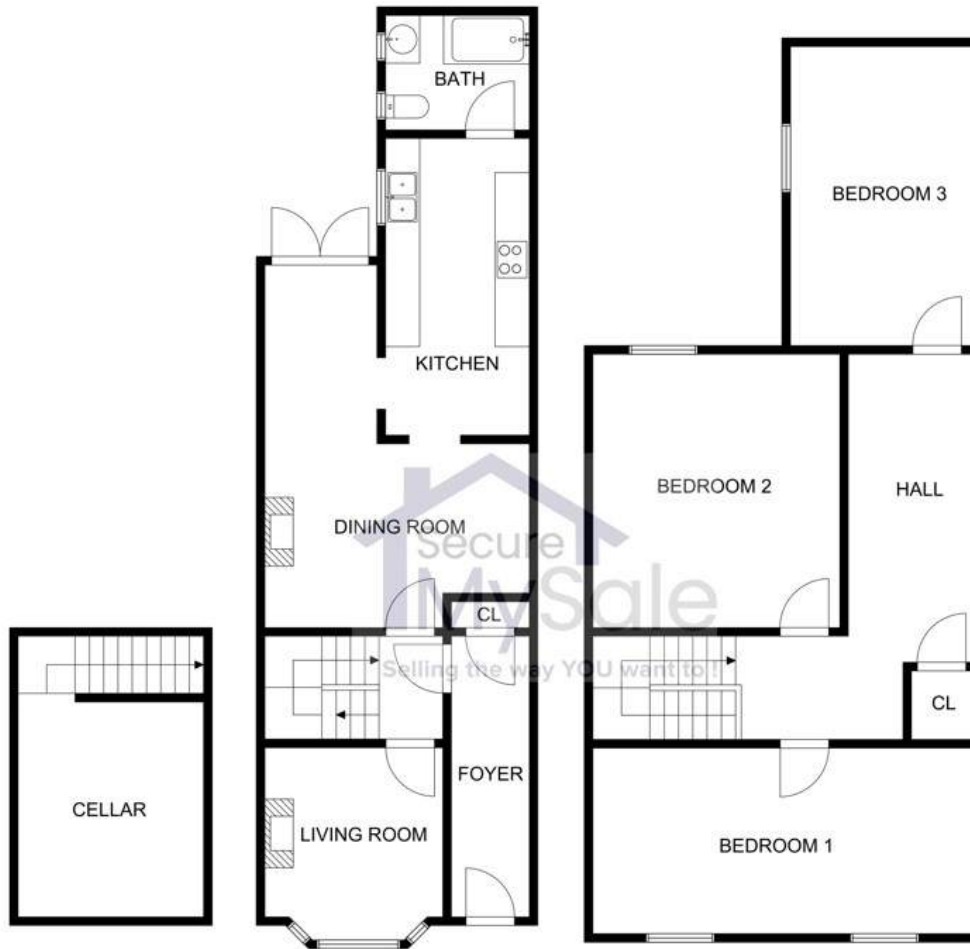
Bathroom: 7'1 x 6'1 - A 3 piece suite located on the ground floor of the property. Tiled throughout, a mains powered shower, a bath, toilet and basin.

Bedroom 1: 11'3 x 14'0 - Carpeted throughout, a large bedroom facing the front of the property with two double glazed windows making it a light and airy room.

Bedroom 2: 11'4 x 11'05 - Another double room carpeted throughout, facing the rear of the property.

Bedroom 3: 13'0 x 7'5 - Located the rear end of the property a fantastic space which will fit a double bed or make a great office space. Carpeted throughout.





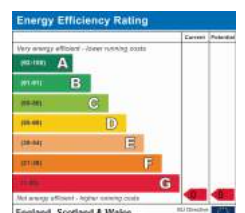
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