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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



25 The Close, Grantham, Lincolnshire. NG33 5NY

£180,000 Freehold

- Entrance Hall Way
- Gardens to Front and Rear.
- Modern Family Bathroom
- Modern Fitted Kitchen
- No Onward Chain, Viewing Highly Recommended

This semi detached house is located in a popular residential location. It has been exceptionally well renovated by the current owners and viewing is highly recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Accommodation

Front door to Entrance hallway: Radiator, wall mounted brand new gas central heating boiler, stairs to first floor landing, small under stairs storage space, laminate flooring.

Kitchen

8' 2" x 12' 10" (2.49m x 3.91m) Fitted wall mounted and floor standing grey fronted cupboards, complementary fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor canopy over, electric oven, recessed space for fridge/freezer, built in larder style cupboard, laminate flooring, part glazed door to outside.



Lounge

11' 10" x 10' 9" (3.61m x 3.28m)

Electric fire with contemporary surround, polished stone back plate and hearth, radiator.



Dining Room

8' 8" x 12' 10" (2.64m x 3.91m)

Radiator, glazed twin opening doors into Lounge.



Bedroom 1

11' 8" x 10' 11" (3.56m x 3.33m)

Radiator, window to front.

Bedroom 2

9' 2" x 13' 0" (2.79m x 3.96m)

Built in storage cupboard, radiator, window to rear.

Bedroom 3

8' 0" x 8' 8" (2.44m x 2.64m)

Radiator, window to front.

Bathroom

Panelled bath with mixer shower attachment, low level WC with concealed flush, wash hand basin with vanity cupboard under, separate shower cubicle with glass door, fully tiled walls, laminate flooring, chrome heated ladder towel rail.

Garden

The front garden is mostly laid to gravel for easy maintenance. The rear garden benefits from a paved patio, raised flower bed, an area of lawn and a gravelled area perfect for potted plants and flowers. There is also a brick built outhouse and a storage shed.



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



TENURE Freehold

SERVICES Electric and Water

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S-3421321

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		