



GUIDE PRICE

**£210,000**

**Teesdale Road**

Grantham, NG31

Freehold - EPC - TBC - Council Tax Band - C

## PROPERTY SUMMARY

Nestled in the sought-after area of Teesdale Road, Grantham, this spacious two-bedroom bungalow presents an exceptional opportunity for those seeking a property with great potential. With a well-thought-out layout, this home is perfect for a variety of lifestyles, whether you are looking to invest, renovate, or settle in for comfortable living.

The bungalow boasts a generously sized kitchen, providing ample workspace for culinary enthusiasts and a large utility room that conveniently connects to the outdoor area. This feature not only enhances functionality but also allows for easy access to the lovely front and rear gardens, which offer plenty of space for outdoor activities or simply enjoying the fresh air.

The property is further complemented by a driveway, ensuring off-street parking for your convenience. The expansive gardens provide a blank canvas for gardening enthusiasts or families looking to create their own outdoor oasis.

With its incredible potential for refurbishment, this bungalow is ideal for those wishing to flip the property for profit, rent it out for a steady income, or make it their own personal haven. The desirable location adds to its appeal, making it a fantastic investment opportunity in a vibrant community.

Don't miss out on the chance to make this exquisite property yours! Contact us to book a viewing now.

Your dream home awaits on Teesdale Road...

### Ground Floor

#### Hallway

A central hallway, seamlessly connecting all areas of the property for easy flow throughout the home.

#### Lounge Diner - 3.53m x 3.66m (11'7 x 12'0)

A bright and welcoming lounge diner, boasting a large window that fills the room with natural light and a cosy fireplace, creating an ideal space for relaxing or entertaining.

#### Bathroom - 2.56m x 1.98m (8'5 x 6'6)

A well-appointed shower room, enhanced by a practical airing cupboard offering valuable storage space.

#### Main Bedroom - 3.65m x 3.55m (12'0 x 11'8)

A spacious double bedroom, offering ample room for furnishings and a comfortable, relaxing atmosphere.

#### Bedroom Two - 2.66m x 3.76m (8'9 x 12'4)

A generously sized double bedroom, providing plenty of space for bedroom furniture and everyday comfort.

#### Kitchen - 3.71m x 3.42m (12'2 x 11'3)

A very large kitchen, offering extensive worktop space—ideal for cooking, entertaining, and everyday living.

#### Utility - 2.79m x 2.54m (9'2 x 8'4)

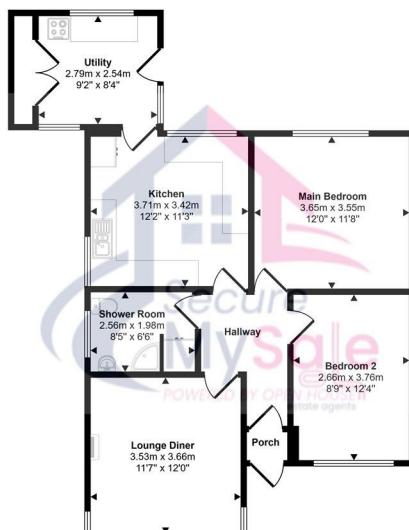
A handy utility room off the kitchen, featuring direct access to the outside, ideal for everyday practicality.

2	
1	
1	



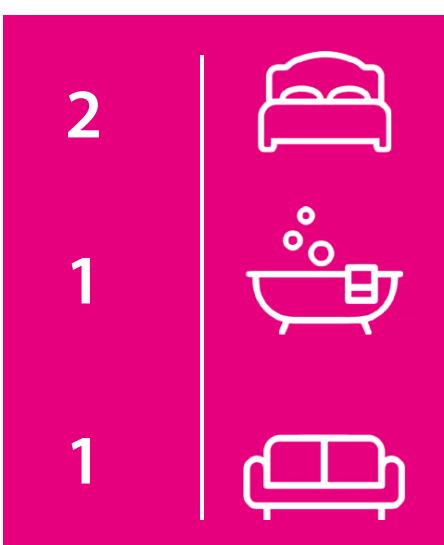


Approx Gross Internal Area  
71 sq m / 768 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the