



**Dysart Road, Grantham NG31 7NA**

**welcome to**

**Dysart Road, Grantham**

End-Terraced house on the outskirts of Grantham

Close to Local Amenities

This property is "SOLD AS SEEN" and with "NO ONWARDS CHAIN"



### **Entrance Hall**

With tiling to the floor

### **Downstairs Cloakroom**

With a window to the side aspect, wash hand basin, low level WC, heated towel rail and tiling to both the floor and walls.

### **Lounge**

15' 1" widest point x 10' 7" ( 4.60m widest point x 3.23m )

With a window to the rear aspect, radiator and wood effect flooring.

### **Dining/Reception**

11' 3" x 9' 11" ( 3.43m x 3.02m )

With a window to the front aspect, wood effect flooring and a radiator.

### **Kitchen**

12' 1" widest point x 7' 10" ( 3.68m widest point x 2.39m )

With a window to the side aspect, having a range of units with worktops over, stainless steel sink, space for fridge freezer, washing machine and dishwasher. Tiling to the walls and door leading out to the rear garden,

### **Bedroom One**

11' 1" x 10' ( 3.38m x 3.05m )

With a window to the front aspect and a radiator.

### **Bedroom Two**

11' 7" x 9' 11" ( 3.53m x 3.02m )

With a window to rear aspect, wood effect flooring and a radiator.

### **Bedroom Three**

11' 6" x 8' 10" ( 3.51m x 2.69m )

With a window to the rear aspect, wood effect flooring and a radiator.

### **Bathroom**

With a window to the rear aspect and comprising of a bath with shower over, wash hand basin, low level WC, tiling to both the wall and floor and a radiator.

### **General Description Outside**

Driveway to the front of the property.

The rear garden is mainly laid to lawn, shed and enclosed by fencing.



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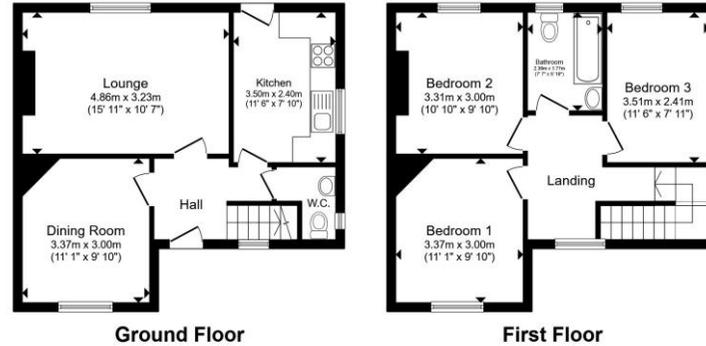


welcome to

## Dysart Road, Grantham

- End-Terraced House
- Two Reception Rooms
- Three Bedrooms
- Off-Road Parking and Gardens
- 'SOLD AS SEEN'

Tenure: Freehold EPC Rating: D  
Council Tax Band: A



# £145,000

Total floor area 87.2 m<sup>2</sup> (938 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Please note the marker reflects the postcode not the actual property



Property Ref:  
GST114048 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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