



Hathersage Close, GRANTHAM NG31 7GP



welcome to

Hathersage Close, GRANTHAM

GUIDE PRICE £245,000 - £255,000 - Semi-detached town house in a great location for local amenities. Spacious accommodation over three floors offers a lounge, kitchen diner, three bedrooms one with an en-suite and family bathroom. Partial garage with an office space and gardens.



Entrance Hall

Entering the property to the front through a part-glazed door into the entrance hall with tiled flooring, radiator, staircase to the first floor landing and access into the kitchen diner.

Kitchen Diner

9' 9" widest point x 16' widest point (2.97m widest point x 4.88m widest point)

With a window to the front aspect, and having a range of white units to both the floor and eye level with wood effect worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Integrated oven, gas hob with extractor hood above, understairs storage, tiled flooring, radiator and access to the cloakroom and lounge.

Lounge

12' 11" x 14' 6" (3.94m x 4.42m)

With French doors leading out to the rear garden, two radiators, carpet and coving to the ceiling.

Office Space

10' 9" x 8' (3.28m x 2.44m)

Office space converted from the garage with wood effect flooring, an electric heater and door leading out to the rear garden.

First Floor Landing

Having carpet, storage cupboard and access into the two bedrooms and family bathroom.

Bedroom Two

12' 5" x 10' 9" to wardrobe (3.78m x 3.28m to wardrobe)

With a window to the rear aspect, built-in wardrobes, carpet and radiator.

Bedroom Three

11' x 6' 2" (3.35m x 1.88m)

With a window to the front aspect, carpet and a radiator.

Family Bathroom

Comprising of a bath with shower over, pedestal wash hand basin, low level WC, tiling to both the walls and floor and a radiator.

Principal Suite

12' 11" x 17' 1" into Dressing Area (3.94m x 5.21m into Dressing Area)

With two skylight windows to the rear aspect, built-in wardrobes, carpet, radiator, hatch access to the loft, open into the dressing area and access into the en-suite. Sloping ceiling (restricted head height).

En-Suite Shower Room

The shower room has a window to the front aspect, shower cubicle with tiling, pedestal wash hand basin, low level WC, radiator, extractor fan, tiled flooring and sloped ceiling (restricted head height).

General Description Outside

Approaching the property to the front with hedging, pathway and steps to the front door and driveway to the side leading to a garage which has been partially converted. Gated access to the rear garden.

The rear garden features a mixture of gravel, slate and Astroturf dotted with some mature planting. Enclosed by a fencing and rear gate.

Single Garage - Partially converted - storage to the front and office space to the rear.



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Hathersage Close, GRANTHAM

- Semi-Detached Town House
- Three Storey Living Accommodation
- Lounge and Kitchen Diner
- Three Bedrooms, En-Suite and Bathroom
- Gardens Front and Rear

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£245,000 - £255,000



Total floor area 120.8 m² (1,300 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



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Property Ref:
GST114062 - 0002

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