



**Albion Road, GRANTHAM NG31 8BJ**

**welcome to**

**Albion Road, GRANTHAM**

Lovely mid-terraced house with spacious accommodation over three floors, perfect family home offering a lounge, kitchen diner, cloakroom, three bedrooms, family bathroom and cellar, great for storage. Enclosed garden to the rear with passage access. Viewing is Highly Recommended.



### **Entrance**

Entrance through a passageway at the side of the property the hallway features understairs storage, wood effect flooring, staircase to the cellar and the first floor landing, access through to the lounge and kitchen diner.

### **Lounge**

12' 7" into Bay x 10' 2" Widest point ( 3.84m into Bay x 3.10m Widest point )

With lots of natural light and bay window to the front aspect, feature fireplace with wood mantle, fire and hearth, wood effect flooring, radiator and shelving.

### **Kitchen Diner**

11' 3" x 10' 2" ( 3.43m x 3.10m )

With a window to the rear aspect, having a range of cream units to both the floor and eye level with wood effect worktops over, stainless steel sink, drainer and mixer tap. Integrated electric oven, hob with extractor hood above. Dishwasher, space for a fridge freezer and dining table. Radiator, wooden style flooring and part glazed door through to the rear lobby.

### **Rear Lobby**

With a part glazed door leading out to the rear garden and access into the cloakroom.

### **Cloakroom**

With a window to the side aspect and comprising of the vanity sink unit with splashback tiling, low level WC and wall mounted boiler.

### **Cellar**

11' 4" x 10' 2" ( 3.45m x 3.10m )

Sizeable space that could be used as storage, or a workshop, with the consumer unit and meters.

### **First Floor Landing**

Staggered staircase, wood effect flooring, radiator, storage cupboard and access into two bedrooms, shower room and staircase to the attic bedroom space.

### **Bedroom Two**

11' 9" x 11' 2" ( 3.58m x 3.40m )

With a window to the front aspect this generous bedroom features wood effect flooring, coving to the ceiling and a radiator.

### **Bedroom Three**

11' 3" x 6' 2" ( 3.43m x 1.88m )

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

### **Shower Room**

7' 7" x 5' 3" ( 2.31m x 1.60m )

This modern shower room has a window to the rear aspect, double shower enclosure with waterfall shower and attachment, vanity sink unit, low level WC, partial tiling to the walls, extractor fan, heated towel rail, spotlights to the ceiling and wood effect flooring.

### **Attic Room**

21' 8" to Wardrobe x 11' 1" Widest point ( 6.60m to Wardrobe x 3.38m Widest point )

Spacious versatile room with a window to the rear aspect and having a range of storage cupboards, wood effect flooring, radiator and sloping ceiling. This could be potentially used as a bedroom, office space or children's playroom.

### **General Description Outside**

Passageway to the side of the property with gated access through to the rear. The enclosed rear garden features a patio area, lawn and a shed.



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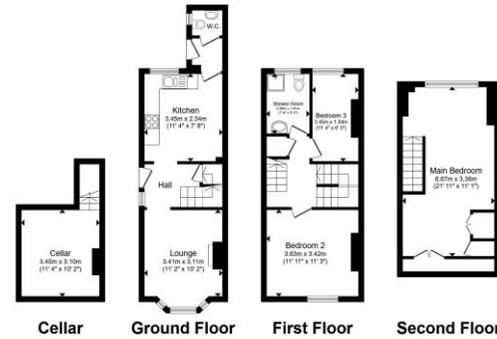
welcome to

## Albion Road, GRANTHAM

- Mid-Terraced Character House
- Three Storey Living Accommodation
- Cellar for Storage or Workshop
- Three Bedrooms
- Cloakroom and Shower Room

Tenure: Freehold EPC Rating: E

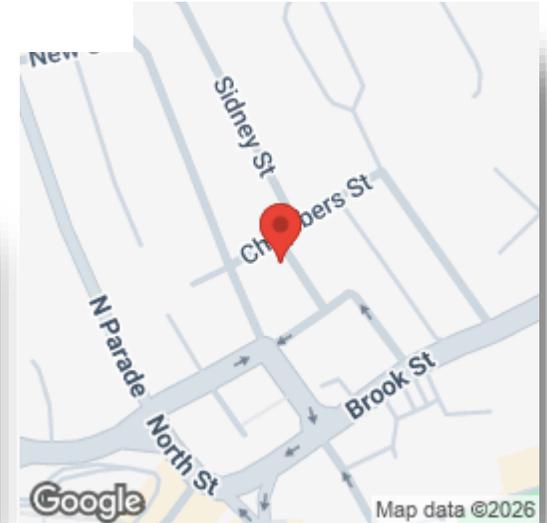
Council Tax Band: A



Total floor area 101.7 m<sup>2</sup> (1,094 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.co.uk](http://www.propertybox.co.uk)



# £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST113645 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)