



Neals Crescent, Grantham NG31 7GD



welcome to

Neals Crescent, Grantham

Well presented semi-detached townhouse with good access to the town centre and train station. Benefitting from accommodation over three floors this perfect family house offers a lounge, breakfast kitchen, four bedrooms, two with en-suites and bathroom. Gardens, carport and garage.



Entrance Hall

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

Cloakroom

With a window to the side aspect, wash hand basin, low level WC and a radiator.

Utility Room

6' 1" x 5' 11" (1.85m x 1.80m)

With a window to the rear aspect, plumbing for appliances, worktop space, wall mounted boiler and door leading out to the rear garden.

Bedroom Two

10' 3" x 13' 4" (3.12m x 4.06m)

Bedroom two located on the ground floor with a front facing window, walk-in wardrobe dressing area with a window to the rear aspect, carpet, radiator and access into the en-suite.

En-Suite

With a window to the rear aspect and comprising of a shower cubicle, vanity sink unit, low level WC and partial tiling to the walls.

First Floor Landing

With a window to the front aspect, staircase to the second floor and access into the lounge and breakfast kitchen.

Lounge

10' 7" x 19' 6" (3.23m x 5.94m)

Lovely dual aspect room with windows to both the front and rear aspects, feature fireplace with electric fire, carpet and a radiator.

Breakfast Kitchen

16' 10" x 19' 6" Widest Point (5.13m x 5.94m Widest Point)

Another lovely dual aspect room with a window to the front and two windows to the rear aspect, with a range of units to both the floor and eye level with worktops over, sink, drainer and mixer tap. Integrated oven, hob and extractor hood above, built-in fridge freezer and two radiators. Plenty of space for dining.

Second Floor Landing

Giving access into three bedrooms and family bathroom.

Principal Bedroom

13' 5" x 10' 3" (4.09m x 3.12m)

With a window to the rear aspect, carpet, radiator, dressing area with a window overlooking the garden, fitted wardrobes and cupboards, a radiator and access into the en-suite.

En-Suite Shower Room

5' 3" x 5' 9" (1.60m x 1.75m)

With a window to the rear aspect and comprising of a shower, vanity sink unit, low level WC, partial tiling to the walls and a radiator.

Bedroom Three

10' 10" x 12' 2" (3.30m x 3.71m)

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

Bedroom Four

10' 9" x 7' (3.28m x 2.13m)

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

Family Bathroom

7' 1" x 6' 5" (2.16m x 1.96m)

With a window to the front aspect and comprising of a bath, vanity sink unit, low level WC, partial tiling to the walls and a radiator.

General Description Outside

Approaching the property to the front with a driveway and carport leading to a single garage. There is a small lawn to the front with a paved pathway. Gated access through to the rear. Enclosed rear garden which is mainly laid to lawn, with a small patio area, ideal for outside dining and entertaining.



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welcome to

Neals Crescent, Grantham

- Semi-Detached Townhouse
- Spacious Three Storey Living
- Well Presented Throughout
- Four Bedrooms & Two En-Suites
- Gardens, Carport and Garage

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

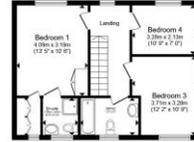
£270,000



Ground Floor



First Floor



Second Floor



Garage

Total floor area 141.7 m² (1,526 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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postcode not the actual property

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Property Ref:
GST114108 - 0005

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