



# 39 Signal Road, Grantham, Lincolnshire, NG31

£195,000 Freehold

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The accommodation comprises an entrance hallway, sitting room, dining room, garden room and kitchen to the ground floor. On the first floor, there are three bedrooms, separate WC and shower room. Outside, there is off street parking, enclosed rear garden and detached garage.



LOCATION

DESCRIPTION

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The property is available with no upward chain. It is close to Grantham town with plenty of amenities including shops, supermarkets, bars, restaurants, Grammar schools and LNER fast train link to London.

Viewing is highly recommended.

EPC TBC

ACCOMMODATION

**Entrance Hallway** - with storage cupboard, radiator and wooden flooring.

**Sitting Room** - 12'6" x 12'3" (3.8m x 3.73m) with two front aspect windows and radiator.

**Dining Room** - 11'5" x 9'6" (3.48m x 2.9m) with double patio doors to the garden room and radiator.

**Garden Room** - 11'10" x 7'10" (3.6m x 2.4m) with rear aspect double patio doors to the garden and tiled flooring.

**Kitchen** - 11'5" x 8' (3.48m x 2.44m) with rear aspect window, side aspect window to the garden room, rear aspect door to the garden, a range of fitted wall and base units, radiator and tiled flooring.

**First floor landing** - with side aspect window, radiator and loft access.

**Bedroom 1** - 12'4" x 11'9" (3.76m x 3.58m) with two front aspect windows, fitted wardrobes and radiator.

**Bedroom 2** - 11'6" x 9'11" (3.5m x 3.02m) with rear aspect window, fitted wardrobes and radiator.

**Bedroom 3** - 8'7" x 6'2" (2.62m x 1.88m) with front aspect window and

