

Kedleston Road, Grantham, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

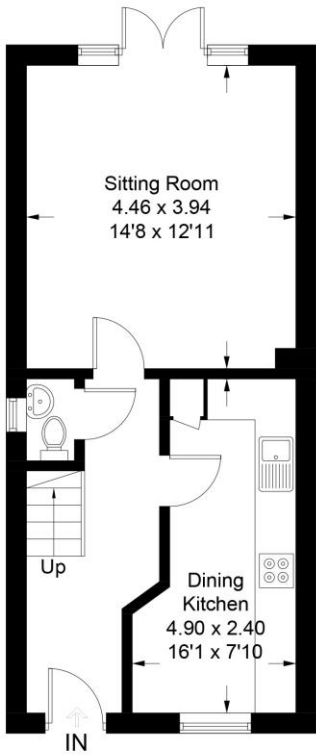
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

136 Kedleston Road

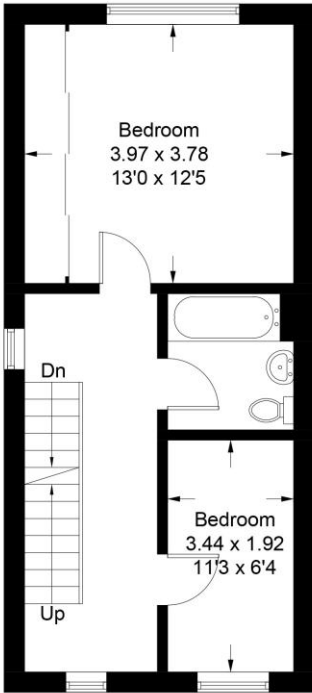
Approximate Gross Internal Area
Ground Floor = 37.8 sq m / 407 sq ft
First Floor = 37.5 sq m / 404 sq ft
Second Floor = 31 sq m / 334 sq ft
Total = 106.3 sq m / 1145 sq ft



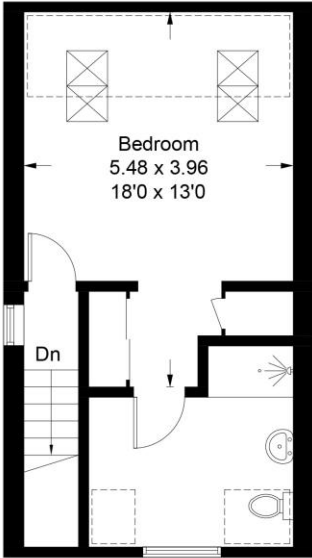
[Dashed line symbol] = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



136 Kedleston Road, Grantham, Lincolnshire, NG31

£245,000 Freehold

Winkworth are delighted to bring to the market this modern three storey, three bedroom townhouse situated in highly sought after development on the outskirts of Grantham town centre.

This property is very well presented and offers spacious accommodation spread across three floors. The accommodation comprises of entrance hall, WC kitchen, lounge/diner, three bedrooms, master en-suite, family bathroom and off road parking with single garage.



Dining Kitchen - with front aspect window, a range of fitted wall and base units, electric oven, 4 ring electric hob, extractor fan, integrated fridge freezer, integrated dishwasher, radiator and tiled flooring.

Sitting Room - with rear aspect double patio doors to the garden and two radiators.

Cloak Room- with side aspect window, low level WC, wash hand basin and radiator.

First floor Landing- with front aspect window, side aspect window and radiator.

Bedroom one- with rear aspect window, fitted wardrobes and radiator.

Bathroom- with panel bath, low level WC, wash hand basin, extractor fan, radiator and lino flooring.

Bedroom two- with front access window and radiator.

Bedroom 3- with two rear aspect velux windows, fitted wardrobes and radiator.

En-suite - with front aspect window, double walk-in shower, low level WC, wash hand basin, extractor fan, radiator and lino flooring.

Garage- with front up and over door.

Outside- with driveway to the front of the property, patio and lawn to the rear of the property

LOCAL AUTHORITY

TENURE

Freehold

DESCRIPTION

Winkworth are delighted to bring to the market this modern three storey, three bedroom townhouse situated in highly sought after development on the outskirts of Grantham town centre.

This property is very well presented and offers spacious accommodation spread across three floors. The accommodation comprises of entrance hall, WC kitchen, lounge/diner, three bedrooms, master en-suite, family bathroom and off road parking with single garage.

This property offers generous accommodation, close to Grantham town centre with all its amenities, which include bars, restaurants, mainline LNER railway, good primary schools and Grammar schools.

Available with no upward chain.

EPC Rating C

ACCOMMODATION

Entrance Hall - with storage cupboard, radiator and tiled flooring.

