



**Victoria Street, Grantham NG31 7BW**

**welcome to**

**Victoria Street, Grantham**

\*GUIDE PRICE £150,000 - £160,000\* - MOVE STRAIGHT IN! With everything brand new, this newly renovated property is very spacious with two reception rooms, two bathrooms and two double bedrooms. Garden to the rear for some outdoor space. Viewing is Essential. Great rental potential £850 pcm.



### **Lounge**

11' 1" Widest Point x 10' 8" ( 3.38m Widest Point x 3.25m )  
With a window to the front aspect, feature fireplace with surround, hearth and open fire, wood effect laminate flooring and a radiator.

### **Dining Room**

11' 2" Widest Point x 10' 10" ( 3.40m Widest Point x 3.30m )  
With a window to the rear aspect, feature fireplace with surround, hearth and open fire with a grate, storage cupboard, wood effect laminate flooring, deep skirting boards, coving to the ceiling, radiator and access to the first floor landing and kitchen.

### **Kitchen**

8' 1" x 6' 5" ( 2.46m x 1.96m )  
With a window to the side aspect and having a range of grey units to both the floor and eye level with light wood effect worktops over, white sink, drainer, mixer tap and tile splashbacks. Integrated electric oven, gas hob with extractor hood above. Space for appliances, wood effect laminate flooring, back door leading out to the garden and access into the downstairs shower room.

### **Downstairs Shower Room**

6' 4" x 2' 7" ( 1.93m x 0.79m )  
With a window to the rear aspect and comprising of a shower enclosure, wash hand basin, low level WC, wood effect laminate flooring and a radiator.

### **First Floor Landing**

Landing with wood effect laminate flooring, storage cupboard, hatch access to the loft and door access into the bedrooms.

### **Bedroom One**

13' 4" x 11' 2" ( 4.06m x 3.40m )  
With a window to the rear aspect, featuring built-in storage, wood effect laminate flooring, radiator and access into the en-suite bathroom.

### **En-Suite Bathroom**

11' 5" x 6' 4" ( 3.48m x 1.93m )  
With a window to the rear aspect and comprising of a bath with shower over, decorative panelling to the walls, vanity sink unit, low level WC, radiator, storage housing the boiler and wood effect laminate flooring.

### **Bedroom Two**

14' 5" Widest Point x 11' 2" ( 4.39m Widest Point x 3.40m )  
With a window to the front aspect, wood effect flooring, deep skirting boards and a radiator.

### **General Description Outside**

Gate leads to a rear garden, with lawn, summer house, enclosed by fencing.  
The garden also features an alleyway for bins.



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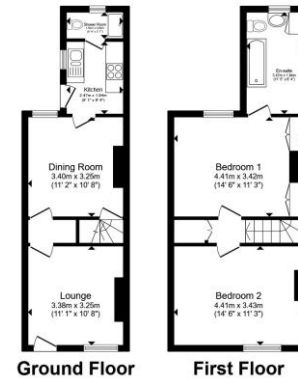
## Victoria Street, Grantham

- Newly Renovated Mid-Terraced House
- Spacious Throughout
- Two Double Bedrooms
- Shower Room and Bathroom
- Great Location

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

guide price

**£150,000 - £160,000**



Total floor area 73.4 m<sup>2</sup> (791 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](http://www.propertybox.io)

  
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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST114297 - 0004

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