



### 3 bed detached house to buy in

Springfield Road, Grantham, Lincolnshire,  
NG31 7BB

**£120,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Great Investment Opportunity
- ✓ Detached Property
- ✓ Three Bedrooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

This detached property would expect to achieve in the region of £850 to £900 per calendar month.

The property has accommodation that comprises Entrance Hall, Lounge, Kitchen Diner, Three Bedrooms and family Bathroom.

The property also comes with the added benefits of having Gas Central Heating, uPVC Double Glazing and Off Road Parking.

To Book your viewing please call the office today.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Entrance Hall

ENTRANCE HALL

4.60m x 2.00m (15'1" x 6'7")

With radiator, under stairs storage housing gas fired boiler and central heating control unit and stairs rising to the first floor.

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## Dining Area

DINING AREA

3.67m x 3.66m (12'0" x 12'0")

With uPVC double glazed window to the front aspect and radiator. Archway leading to lounge.

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## Lounge Area

LOUNGE AREA

3.63m x 3.58m (11'11" x 11'8")

With uPVC double glazed French doors to the rear garden and radiator.

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## Kitchen

KITCHEN

4.60m x 2.00m (15'1" x 6'7")

With uPVC double glazed window to the side and rear aspect, uPVC door to the rear garden, base level cupboards and drawers with matching eye level units, work surfacing with inset stainless steel sink and drainer, space and plumbing for washing machine, inset 4-ring electric hob with oven beneath and extractor over, tiled floor, splashback tiling, radiator.

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## First Floor Landing

FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect.

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## Bedroom 1

BEDROOM 1

3.67m x 3.61m (12'0" x 11'10")

With uPVC double glazed window to the rear aspect and radiator.

## **Bedroom 2**

BEDROOM 2

3.66m x 3.65m (12'0" x 12'0")

With uPVC double glazed window to the front aspect and radiator.

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## **Bedroom 3**

BEDROOM 3

2.70m x 2.00m (8'11" x 6'7")

With uPVC double glazed window to the front aspect and radiator.

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## **Bathroom**

BATHROOM

With uPVC obscure double glazed window to the rear aspect, panelled bath with mains fed shower over, low level WC., pedestal wash basin, heated towel rail, tiled floor and loft hatch access.

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## **Outside**

OUTSIDE

The front garden offers ample off-road parking and leads to the garage. There is a hedge to the front boundary. There is also a rear garden enclosed by panel fencing.

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## **Garage**

GARAGE

6.09m x 4.20m (20'0" x 13'10")

With up-and-over door, window and door to the side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Springfield Road, Grantham, Lincolnshire, NG31 7BB

Contact your local branch today for more information on this property:

**1000 Great West Road, Brentford, Brentford, Middlesex, TW8 9DW, Tel: 0208 106 8888,  
<https://openhouse.london/>**

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