



**Dudley Road, Grantham, NG31**

**Guide Price £210,000**

Freehold - EPC Rating D - Council Tax Band A



# Are you looking for a property full of character in the heart of Grantham? Look no further!

Are you looking for a property full of character in the heart of Grantham? Look no further! This beautifully presented home will have everything you are looking for. The home is a three bedroom, mid-terraced property with a superb rear garden spread over four levels! We enter through the front door into the entrance hallway with access to the first floor and also the lounge and dining room. The lounge is facing the front of the home and is an incredibly cosy space to wind down on those winter nights. With a log burning fire, getting cosy with your favourite movie or book has never been so easy. Through to the dining space which also benefits from having a log burning fire. You have double doors to the rear so whether you are eating your dinner with the fire on, or letting in the fresh air in the summer through the double doors. Off the dining room we have the kitchen, this has been recently renovated and has everything you need. The view from the kitchen over the garden is perfect and you can see a lot of the gorgeous town of Grantham.

On the first floor, we have two double bedrooms, one single room and a shower room. Bedroom one is located at the front of the home and has ample space for a large double bed and furniture. Bedroom two is also a generous double room with a storage cupboard built in currently used as a wardrobe. Bedroom three is at the rear of the house and is a great sized single room.

On the lower ground floor this property benefits from having a large cellar/workspace and utility room. The access can be found from either the hallway on the ground floor or alternately from the rear garden. The cellar has ample work/storage space and the utility benefitting from having a kitchen worktop and sink. This space is currently used for both the washing machine and tumble dryer. The boiler is also located in the utility area.

The rear garden is a superb asset to this home, set over different levels for ease of the net owner. The top level is a patio space which also gives you access to the cellar. The second level is a decked area with space for your outdoor furniture to soak up the evening sun. The third level is a lawned area, ideally for children looking to roll around in the grass. Level four is a stoned area with a converted summer house to enjoy through the spring and summer months.

## Entrance Hall:

Carpeted throughout, with a characterful window into the lounge bringing in natural light to the inner hall.

Lounge: 3.68m x 3.55m

Front aspect of the property, carpeted throughout, benefiting from a log burning fire.

Dining Room: 3.71m x 3.51m

Hard wood flooring throughout, benefitting from a log burning fire, double doors to the rear and access to the kitchen.

Kitchen: 2.16m x 4.34m

Airy room with two windows bringing in light, views over the town, split laminate flooring though the kitchen and breakfast space. Character units and worktops and a Belfast sink.

Bedroom One: 4.22m x 4.53m

Front aspect of the property, carpeted throughout with a feature fireplace. Space for a double bed and furniture.

Bedroom Two: 3.27 x 3.54m

A good size double with a storage cupboard which can be used as a wardrobe. Carpeted throughout with a feature fireplace.

Bedroom Three: 2.25m x 2.48m

A Single room facing the rear of the property, carpeted throughout.

Shower Room:

Three piece shower suite with a toilet, basin and enclosed shower unit with an electric shower.

Cellar: 3.56m x 3.56m

A great space for storage or with work can be converted into a great office space .

Utility: 2.13m x 4.34m

Gas boiler located here, worktop with plumbing for a washing machine and sink. Space for a tumble dryer.

## Rear Garden:

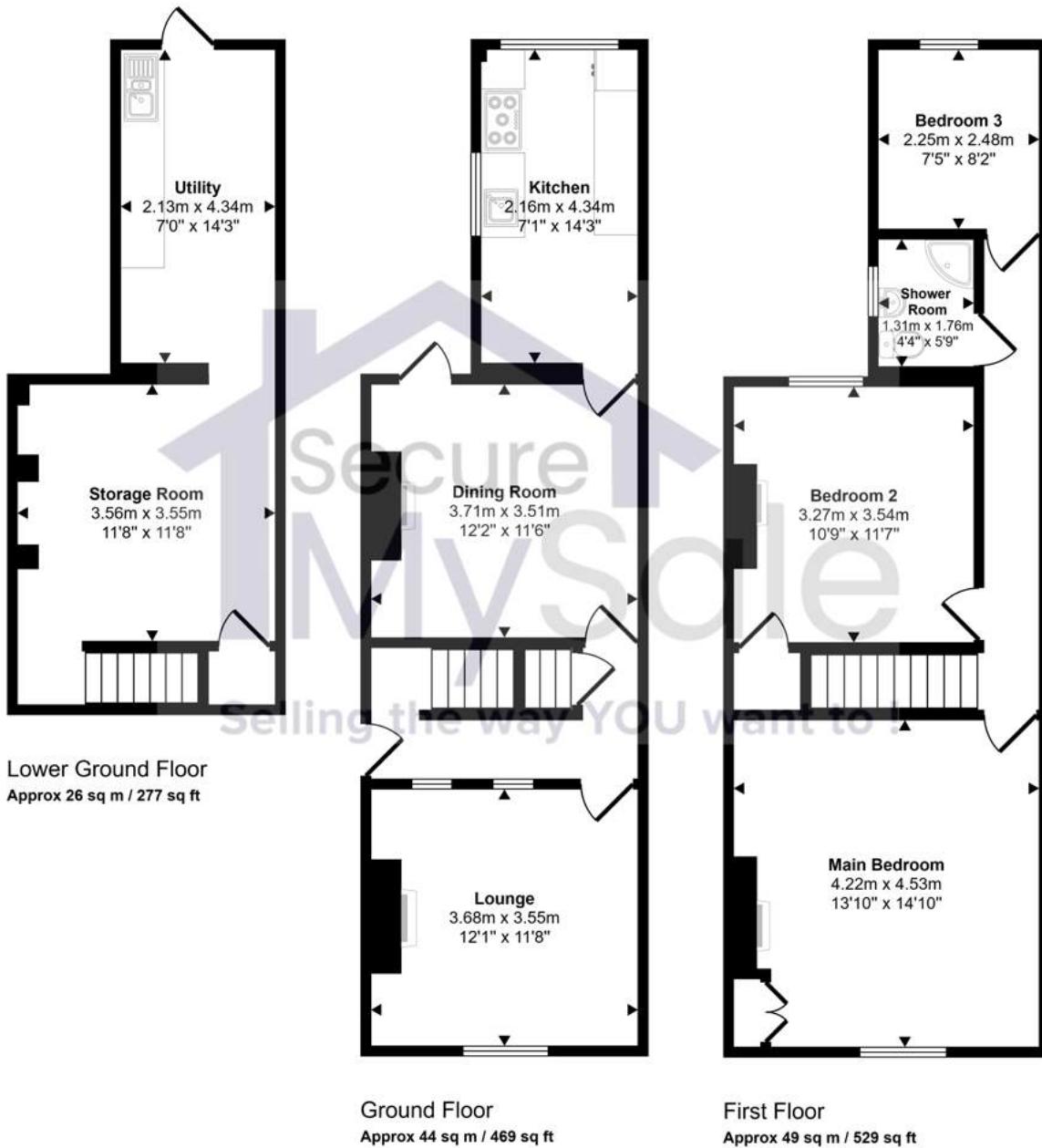
Set over four levels the rear garden has a lot to offer. With a patio space, decking area, lawned area and a stone/gravel area. At the bottom of the garden we have a converted summer house.







Approx Gross Internal Area  
118 sq m / 1275 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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