

Eckfords Property Scene
23, North Street, Bourne, Lincolnshire, PE10 9AE
E: sales@eckfords.co.uk
@: www.eckfords.co.uk
T: 01778 426215



25 The Close, Woolsthorpe by Colsterworth, Grantham, Lincolnshire
NG33 5NY

£180,000 - Freehold

Property Summary

This semi detached house is located in a popular residential location. It has been exceptionally well renovated by the current owners and viewing is highly recommended at the earliest opportunity.

Features

- Semi Detached House
- Entrance Hall Way
- Two Reception Rooms
- Modern Fitted Kitchen
- Three Bedrooms
- Modern Family Bathroom
- Gardens to Front and Rear.
- No Onward Chain, Viewing Highly Recommended
- Off Road parking for Two Cars

Room Descriptions

Ground Floor

Accommodation

Front door to Entrance hallway: Radiator, wall mounted brand new gas central heating boiler, stairs to first floor landing, small under stairs storage space, laminate flooring.

Kitchen

8' 2" x 12' 10" (2.49m x 3.91m) Fitted wall mounted and floor standing grey fronted cupboards, complementary fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor canopy over, electric oven, recessed space for fridge/freezer, built in larder style cupboard, laminate flooring, part glazed door to outside.

Dining Room

8' 8" x 12' 10" (2.64m x 3.91m) Radiator, glazed twin opening doors into Lounge.

Lounge

11' 10" x 10' 9" (3.61m x 3.28m) Electric fire with contemporary surround, polished stone back plate and hearth, radiator.

First Floor Landing

Bedroom 1

11' 8" x 10' 11" (3.56m x 3.33m) Radiator, window to front.

Bedroom 2

9' 2" x 13' 0" (2.79m x 3.96m) Built in storage cupboard, radiator, window to rear.

Bedroom 3

8' 0" x 8' 8" (2.44m x 2.64m) Radiator, window to front.

Bathroom

Panelled bath with mixer shower attachment, low level WC with concealed flush, wash hand basin with vanity cupboard under, separate shower cubicle with glass door, fully tiled walls, laminate flooring, chrome heated ladder towel rail.

Externally

Garden

The front garden is mostly laid to gravel for easy maintenance.

The rear garden benefits from a paved patio, raised flower bed, an area of lawn and a gravelled area perfect for potted plants and flowers. There is also a brick built outhouse and a storage shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 