



GUIDE PRICE

**£170,000**

**Tyndal Road**

Grantham, NG31

Freehold - Council Tax Band - A

EPC - TBC

## PROPERTY SUMMARY

Secure My Sale Estate Agents are delighted to present a beautifully appointed mid-terrace residence, in the ever-popular market town of Grantham. Exquisitely maintained and presented to an exacting standard throughout, this charming home is ready to welcome its next owner from the very first day.

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Offering generous versatile living accommodation, the property boasts two wonderfully proportioned reception rooms — a rare and much-coveted feature — perfect for entertaining, or enjoying a cosy night in!

1



The sleek, modern galley-style kitchen combines clean contemporary lines with a highly functional layout, offering ample storage and workspace for the home cook to truly relish.

2



To the upper floor, two well-sized bedrooms provide peaceful and private retreats, each benefitting from excellent natural light. A conveniently situated family bathroom completes the accommodation.

Location-wise, Tyndal Road truly delivers. Essential shops and amenities are within easy reach, whilst proximity to some of Lincolnshire's most highly regarded grammar schools will delight families. Grantham's mainline station — with fast services to London King's Cross — adds further appeal for commuters.

For investors, strong local rental demand makes this a compelling proposition with excellent yield potential.

Don't miss out on the chance to make this exquisite property yours! Contact us to book a viewing now.

Your dream home awaits on Tyndal Road...

### Ground Floor

**Lounge - 3.66m x 3.44m (12'0" x 11'3")**

Spacious room offering excellent proportions and plenty of room for relaxation and entertaining.

**Dining Room - 3.69m x 3.50m (12'1" x 11'6")**

A versatile dining room, currently utilized as an additional reception room, offering flexible living space.

**Kitchen - 1.92m x 4.14m (6'4" x 13'7")**

A modern galley kitchen with contemporary fittings and efficient workspace on both sides.

**Utility Room - 1.89m x 1.97m (6'2" x 6'6")**

A practical utility room providing additional storage and space for white goods.

### First Floor

**Main Bedroom - 3.16m x 3.58m (10'4" x 11'9")**

A spacious double bedroom offering generous proportions and plenty of room for furniture

**Bedroom Two - 2.73m x 3.46m (8'11" x 11'4")**

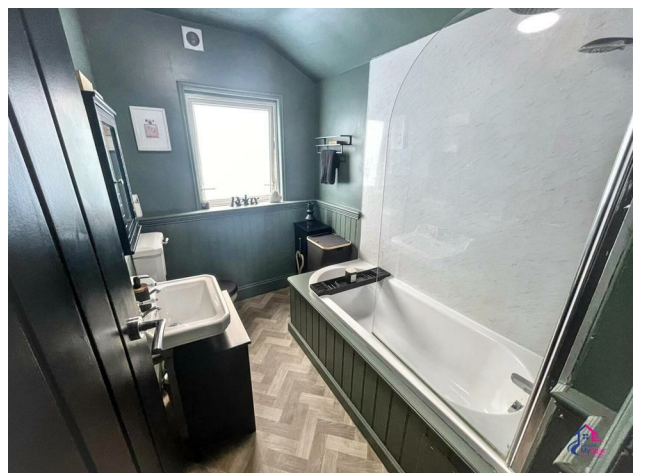
A large double bedroom with excellent floor space and ample storage potential.

**Bathroom - 1.87m x 2.73m (6'2" x 8'11")**

An excellent family bathroom fitted with a bath with overhead shower, wash basin, and WC.

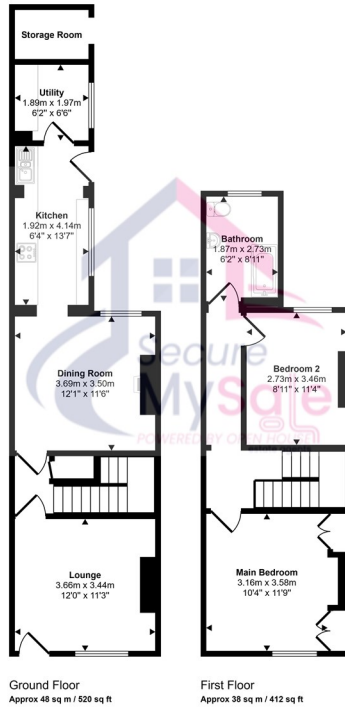
### Outside

A well-maintained rear garden offering a peaceful outdoor space.





Approx Gross Internal Area  
87 sq m / 932 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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1

2

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



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the



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