



**Welwyn Close  
Grantham  
Lincolnshire  
NG31**

**Offers in Excess of £205,000**

**bettermove**



# Welwyn Close Grantham

Bettermove are proud to present this 3 bedroom semi-detached house in Grantham.

This property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway.

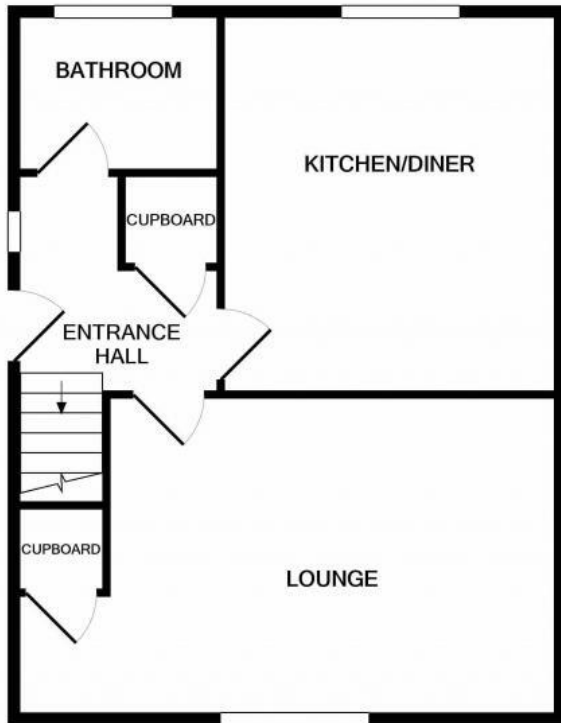
The council tax band is A.

The interior of this well presented property comprises a spacious living room, fitted kitchen/diner, and a family bathroom on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single. The exterior boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

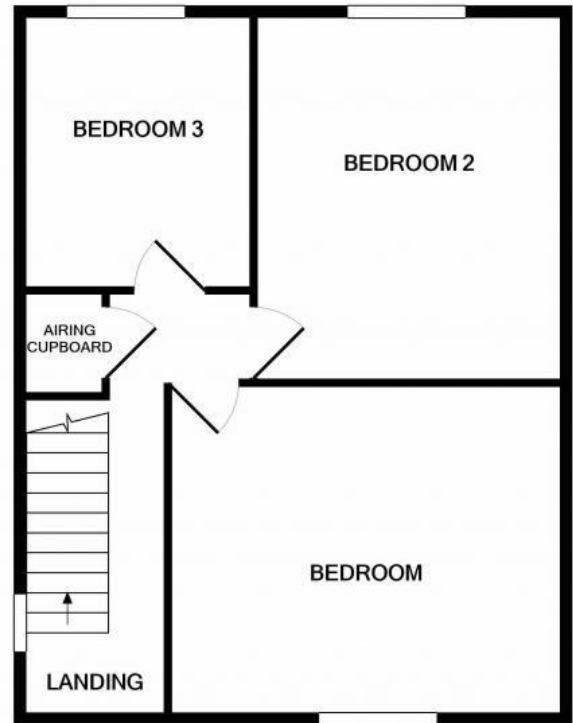
Located in the popular town of Grantham, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Grantham train station, a variety of local bus routes, and quick access to the A1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|                                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>                                                  |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                | 68                      |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England, Scotland & Wales                                       |                         |           |
|                                                                 | EU Directive 2002/91/EC |           |





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