

## GRIMSTON CLOSE, THURMASTON

£750

Nestled in the charming Grimston Close, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious lounge adorned with a beautiful wooden floor, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the brand new fitted kitchen, which boasts a stylish tiled floor and is equipped with essential appliances, including a gas cooker, fridge freezer, and washing machine, making it ideal for both cooking and entertaining.

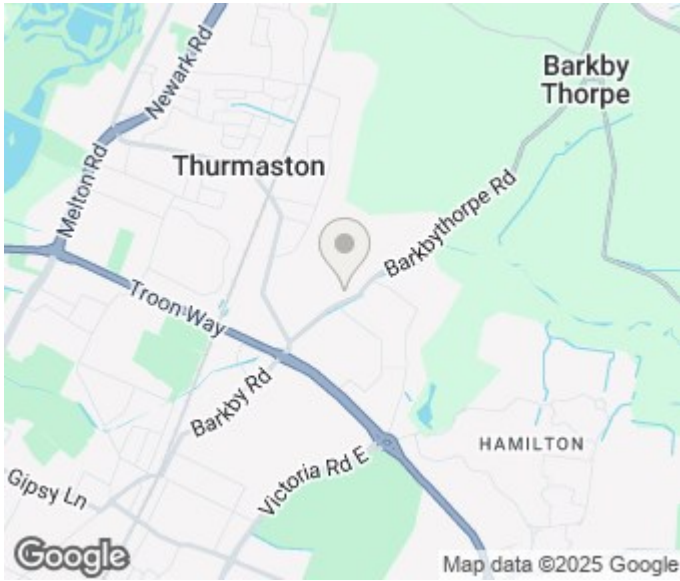
The property features a generously sized double bedroom, complete with plush cream carpeting and a convenient walk-in wardrobe, providing ample storage space. Additionally, a well-appointed storage cupboard enhances the practicality of the home. The modern bathroom is fully tiled, offering a sleek and contemporary feel.

Outside, the property continues to impress with a lovely patio area and a well-maintained lawned garden, perfect for enjoying the outdoors or hosting gatherings. Off-road parking is also available, ensuring convenience for residents and guests alike.

This charming home is an excellent opportunity for those seeking a comfortable and stylish living space in a desirable location. With its modern amenities and inviting outdoor area, it is sure to appeal to a variety of buyers or renters. Don't miss the chance to make this lovely property your own.

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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 measurements

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