

Hickling Close

Grantham



MOUNT & MINSTER

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DESCRIPTION

A well-proportioned home with generous room sizes and ample outside space. Accommodation briefly includes a lounge with French doors opening out into the rear garden, an equally impressive kitchen with space for a dining table, a utility room, three bedrooms to the first floor and the bathroom.

OUTSIDE

The property is approached through a pedestrian gate with mature trees either side. A path leads up to the front door with lawns either side. The rear garden is predominately laid to low-maintenance artificial grass with a shed and a gravelled seating area.

LOCATION

Grantham benefits from a fast and reliable rail service into London Kings Cross (1 hour). The town has its own multiplex cinema and already benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa.

Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. A designer shopping village is currently being constructed.

SCHOOLS

Grantham is well-regarded for the quality of its local schools, which regularly achieve some of the best academic results in the area. Both community and independent schools are available for children of all ages, and the town's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, are in particularly high demand. Poplar Farm Primary School is conveniently located within walking distance of the property.

SERVICES

The property is centrally heated throughout with mains gas, water, drainage and electricity.

ENERGY PERFORMANCE

Rating: C

COUNCIL TAX

Band: A



An ideal home for either a first time buyer or as an investment acquisition, this well-proportioned dwelling offers ample space with both front and rear gardens within walking distance of local amenities.





METHOD OF SALE

The property is offered for sale by Modern Online Auction. Additional details available from the Agents or via our partner Agent, i-am-sold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The successful buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.80% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

TENURE

Freehold with vacant possession on completion.

VIEWING

Strictly by prior arrangement with the Sole Agents (01476 851400).

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster, Grantham:

T; 01476 851400

@: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



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