



**Connells**

Northcliffe Road  
Grantham





### Property Description

Connells are pleased to bring to the market this four bedroom detached home with a driveway and garage. Located on the popular Manthorpe Estate.

The ground floor comprises of a welcoming entrance porch, a spacious lounge/diner, providing ample room for both relaxing and entertaining, with direct access through to a bright conservatory overlooking the rear garden. The kitchen sits just off the hallway and offers practical workspace and storage, while a ground floor WC adds everyday convenience.

To the first floor, there are three double bedrooms and a good size single bedroom. A family bathroom completes the floor, accessed via a central landing.

Externally, To the front of the property there is a concrete driveway. To the rear there is a private enclosed garden, mainly laid to lawn, small patio area, well established trees and shrubs.

Viewing is highly recommended to fully appreciate this home.

This home is being sold with no onwards chain.

### Auctioneer's Comments

This property is offered through Modern

Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a

start price and undisclosed reserve price that can change.

## Ground Floor

### Entrance Porch

With a window to the front, double glazed door to the side, base units with work top, carpet.

### Entrance Hall

With stairs rising to the first floor, doors leading to the kitchen, lounge/diner and the W.C. Understairs storage cupboard, radiator, carpet.

### Downstairs W.C

Double glazed window to the side, carpet, radiator, wash hand basin, W.C.

### Kitchen

Double glazed window to the front and side, range of wall and base units with worktop, lino flooring, radiator.

### Lounge / Diner

Double glazed window to the rear, patio doors leading to the conservatory, carpet, two radiators.

### Conservatory

Windows to all sides, patio doors leading to the rear garden, carpet, power/ electric.

## First Floor

### Landing

With doors leading to four bedrooms, bathroom and the airing cupboard, carpet, loft access.

### Bedroom One

Double bedroom, double glazed window to the rear, carpet, radiator, fitted wardrobe.

### Bedroom Two

Double bedroom, double glazed window to the front, carpet, radiator, storage cupboard.

### Bedroom Three

Double bedroom, double glazed window to the front, carpet, radiator, storage cupboard.

### Bedroom Four

Double glazed window to the rear, carpet, radiator.

### Bathroom

Double glazed window to the side, radiator, carpet, bath with shower over, W.C, wash hand basin.

### Outside

### Garage



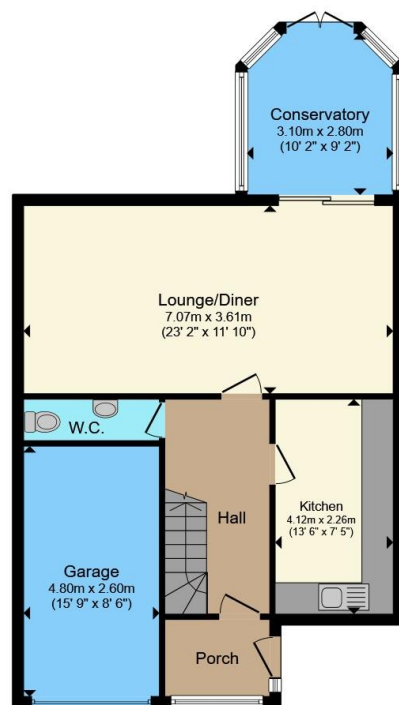




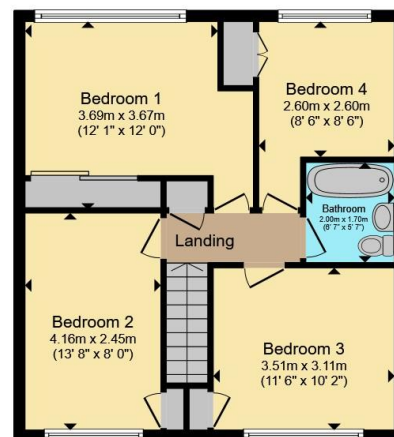








**Ground Floor**



**First Floor**

Total floor area 126.9 m<sup>2</sup> (1,366 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
GRANTHAM NG31 6PR

EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309291](http://connells.co.uk/Property/GRM309291)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: GRM309291 - 0004