



Dudley Road, Grantham NG31 9AA

welcome to

Dudley Road, Grantham

Reflected in the price, this property has so much potential, with some traditional features including cornice detailing, deep skirting's. This family home briefly offers spacious living accommodation, four bedrooms and rooms for development and lovely garden leading down to the river.



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).

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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 £300 inc VAT towards the preparation cost of the pack.

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Entrance Hall

With a cupboard for storage, stairs leading into the basement, first floor landing and doors leading into the lounge and dining room.

Lounge

12' 2" x 12' 3" min (3.71m x 3.73m min)

With a bay window facing the front aspect, cornice detailing to the ceiling, deep skirting boards, carpet and a radiator.

Dining Room

11' 10" x 12' (3.61m x 3.66m)

With windows facing the side aspect, carpet, cornice detailing, deep skirting boards, a radiator, feature fireplace which previously had a gas fire (now disconnected) and open archway into the breakfast kitchen.

Breakfast Kitchen

10' 9" x 9' 9" (3.28m x 2.97m)

With a range of units to both the floor and eyelevel with tiled splashbacks, stainless steel sink with mixer tap, further pantry cupboards for storage, space for a cooker, deep skirting boards, vinyl flooring and a window looking out to the garden aspect with open views.

Basement

12' 3" x 11' 4" max (3.73m x 3.45m max)

With the window to the side aspect and at the ground floor level this room could be converted to a further family/cinema room or even a further bedroom.

Utility Room - Basement

11' 5" x 10' (3.48m x 3.05m)

With a range of units for storage, plumbing for a washing machine, a sink with side drainer and taps, there is a back door leading to the rear garden and also a door to the downstairs cloakroom.

Cloakroom - Basement

Downstairs cloakroom with a low-level WC and a window to the rear aspect.

First Floor Landing

Having carpet to the flooring, a radiator, doors leading to bedroom one and two, staircase to the attic room and a window to the side aspect.

Bedroom One

11' 9" x 12' max (3.58m x 3.66m max)

With a window facing the front aspect, carpet, a radiator, deep skirting boards, and built-in cupboard/wardrobe for storage.

Bedroom Two

12' x 10' 11" (3.66m x 3.33m)

With a window to the side aspect, carpet, deep skirting boards, a radiator and door leading into the en-suite family bathroom.

En-Suite Family Bathroom

9' x 5' 1" (2.74m x 1.55m)

With a window to the rear aspect, the en-suite bathroom comprises of a bath with electric shower over, pedestal wash hand basin, low level WC, tiling to the walls, and carpet.

Bedroom Four

10' x 6' (3.05m x 1.83m)

With access from the en-suite family bathroom this bedroom features a window looking out to the garden with open views, carpets, deep skirting boards, and a radiator.

Bedroom Three - Second Floor

12' 1" x 8' 3" max (3.68m x 2.51m max)

This bedroom has a window to the side aspect fully plastered with carpet, and sloping ceilings (restricted head height).

Attic Space

Attic space (23 feet long could be converted to further bedroom or shower room).

General Description Outside

Approaching the property there is a driveway leading up to the detached single garage providing off-road parking for 2 -3 vehicles. With access from a shared driveway.

There are steps up via the side of into the entrance hallway.

Walking out of the back door onto a patio area perfect for outdoor dining, there is a pathway leading to the river at the bottom of the garden with vegetable patches and flowerbeds and fencing. There is a lawn with a greenhouse and a detached single garage.



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Dudley Road, Grantham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached Family House
- Spacious Accommodation

Tenure: Freehold EPC Rating: E

guide price

£190,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST111366 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk