



Kedleston Road, Grantham NG31 7FG



welcome to

Kedleston Road, Grantham

WOW A FANTASTIC PRICE FOR A FOUR BEDROOM DETACHED HOUSE, a short walk to the train station. Recently decorated throughout and 'move in ready'. The property offers spacious living accommodation, four bedrooms, two en-suites, and family bathroom. Viewing is HIGHLY RECOMMENDED.



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

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.

Entrance Hall

Approaching the property via a passage through a part glazed door into the entrance hall that has tiled flooring, a radiator, doors leading into a downstairs cloakroom, study, dining room, lounge, and kitchen. There is a staircase leading up to the first floor landing spotlights to the ceiling, wall lights and storage under the staircase.

Downstairs Cloakroom

With tiled flooring, pedestal wash hand basin with mixer tap, low level WC, mosaic white tiles to the walls, a radiator, and spotlights to the ceiling.

Study

9' 5" x 8' 3" max into bay (2.87m x 2.51m max into bay)
With a bay fronted window and fitted blinds, a radiator, and spotlights to the ceiling.

Dining Room

12' 3" x 8' 9" max into bay (3.73m x 2.67m max into bay)
With French doors leading in from the entrance hall and a bay fronted window, tiled flooring and a radiator.

Lounge

11' 4" x 15' 2" (3.45m x 4.62m)
With carpet, two radiators and two light features to the ceiling, a fireplace with electric fire and patio doors leading into the conservatory.

Conservatory

10' 2" max x 8' max (3.10m max x 2.44m max)
With a patio door leading out to the garden, tiled flooring and an electric heater.

Kitchen

10' 7" x 15' 1" (3.23m x 4.60m)
Having a range of wooden effect units to both the floor and eyelevel with wooden effect worktops over. With tiled flooring, spotlights to the ceiling, and tiled splashback's. The kitchen is fitted with a stainless steel sink which has a mixer tap, rinser and side drainer. Also offering a gas hob and electric Zanussi double oven, dishwasher, a radiator, fridge and freezer and door leading into the utility room.

Utility Room

6' 8" x 5' 2" (2.03m x 1.57m)
With wooden effect high-gloss units to the floor level with wooden effect worktops over, tiled splashbacks and flooring, stainless steel sink with mixer tap and side drainer. Also offering spotlights to the ceiling, a radiator, plumbing for a washing machine and back door leading out to the rear garden also housing, the boiler (which the vendor advises has been serviced annually).

First Floor Landing

Stairs and landing with carpets to the flooring, a radiator, airing cupboard housing the water tank, hatch access to the loft and doors leading to all bedrooms and family bathroom.

Master Bedroom

13' 5" x 10' 1" (4.09m x 3.07m)
With a window facing the rear aspect and having a built-in double wardrobe, carpet, a radiator, spotlights to the ceiling and door leading into the en-suite.

En-Suite Shower Room

4' 6" x 7' 6" (1.37m x 2.29m)
With a window to the rear aspect, grey wooden effect vinyl flooring, a shower cubicle with mains shower, pedestal sink with mixer tap, low level WC, spotlights to the ceiling, heated towel rail and decorative tiles to the walls.

Bedroom Two

12' max x 9' max (3.66m max x 2.74m max)
With a window facing the front aspect, carpet, a radiator, carpets, spotlights to the ceiling and door, leading into the second en-suite.

En-Suite To Bedroom Two

6' x 7' max (1.83m x 2.13m max)
With a window to the front aspect, shower cubicle with mains shower, low level WC, spotlights to the ceiling, partial tiling to the walls, vinyl flooring and a radiator.

Bedroom Three

9' 9" x 8' 5" (2.97m x 2.57m)
With a window facing the front aspect, carpet and a radiator.

Bedroom Four

8' 8" x 7' 7" (2.64m x 2.31m)
With a window to the rear aspect, carpet and a radiator.

Family Bathroom

5' 7" x 7' 7" (1.70m x 2.31m)
With a window to the side aspect, bath with shower hose off the taps, pedestal sink with mixer tap, low-level WC, heated towel rail, partial tiling to the walls with mosaic dark green tiles, spotlights to the ceiling and tiled flooring.

General Description Outside

Rear garden with a patio feature, perfect for outdoor dining, gravelled borders and a lawn enclosed by fencing with gated access to the rear driveway with parking for two vehicles and access into the garage via the front or side.



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Kedleston Road, Grantham

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

Tenure: Freehold EPC Rating: C

guide price

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST111379 - 0004

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