

Pigott & Hall

*Draft particulars
awaiting approval*

RESIDENTIAL FOR SALE BY PRIVATE TREATY

3/4 Bedroom detached bungalow
36 Gorse Road, Grantham, NG31 9LQ



This superb, spacious and individual detached bungalow, located in this popular cul-de-sac on a good-sized corner plot, is built of brick with a tiled roof and has been extended to give extensive accommodation comprising entrance hall, living room, dining room/potential 4th bedroom, kitchen, utility, 3 double bedrooms, family bathroom and shower room. In good, modern condition, the property has been tastefully refurbished and further benefits a detached, single garage, off road parking, enclosed rear garden, gardens to front and side, full gas central heating and UPVC double glazing and is sold with no upwards chain.

PRICE: £325,000

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GRANTHAM: Is an increasingly popular Market town with a growing population of around 35,000 and shopping population estimated at between 70,000 and 80,000. There are excellent road and rail connections with the town being at the junction of the A1 and A52 trunk roads and within easy reach of major centres in the area including Nottingham, Leicester and Peterborough, all within 40 miles radius. London is approximately 65 minutes away by high-speed train from Grantham railway station.

A C C O M M O D A T I O N :

Approached from the road side down the path, or along the path from the driveway, to the UPVC double glazed front door with glazed side panel and inset under the roof into the **ENTRANCE HALL** with laminate flooring, radiator, coving, loft access, store cupboard and doors to:

LIVING ROOM:

5.45m (17'10") max. x 3.6m (11'09") max.

with laminate flooring, UPVC Sliding patio door, radiator, coving and door to:



DINING ROOM/BEDROOM 4:

5.62m (18'5") max. x 2.74m (8'11") max.

with laminate flooring, 2 sets of UPVC French doors and radiator.



KITCHEN:

3.75m (12'3") max. x 3.2m (10'05") max.

with laminate flooring, range of fitted modern, white floor and wall units, wooden work surface, integrated double over, 5 ring gas hob with extractor above, tiled splashbacks, 1½ sink, plinth heater, UPVC double glazed window and through to:



UTILITY ROOM:

“L” Shaped Room 4.26m (13’11”) x 1.98m (6’06”) extending to 3.72m (12’02”)

with laminate flooring, fitted tall and floor unit, work surface, plumbing for washing machine, 1½ sink, tiled splashback, three UPVC double glazed windows and UPVC double glazed back door.

**SHOWER ROOM:**

with ceramic floor tiles, fully tiled walls, large shower cubicle with mains fed shower, rectangular sink in vanity unit, close couple w.c., radiator and UPVC double glazed window.

**BEDROOM 1:**

4.24m max. (13’10”) x 3.1m max. (10’02”)

with laminate flooring, radiator and 2 UPVC double glazed windows.

**BEDROOM 2:**

3.25m max. (10’07”) x 3.1m max. (10’02”)

with laminate flooring, radiator and UPVC double glazed window.



BEDROOM 3:

3.6m max. (11'09") x 2.6m max. (8'04")

with laminate flooring, radiator and UPVC double glazed window.

**BATHROOM:**

with ceramic tiled floor, fully tiled walls, matching bath with mains fed shower over and glass screen, rectangular sink in vanity unit, close couple w.c., radiator and UPVC double glazed window.

**OUTSIDE:**

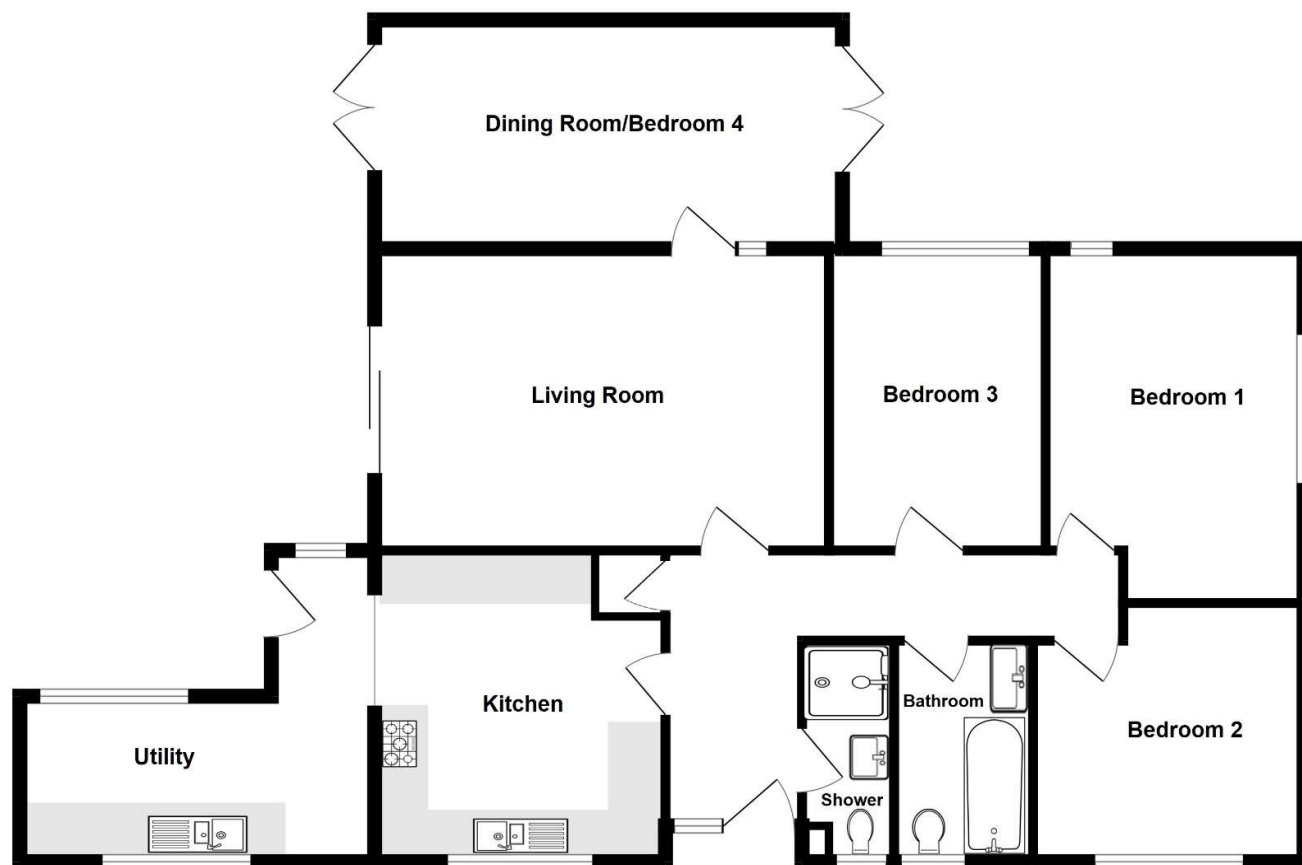
To the front is a drive and path with lawn and established shrubs, the path leading around the house and to the pavement and the drive leading to the **DETACHED SINGLE GARAGE** with power, lighting, up and over door with further door on the side and UPVC double glazed window at the back.

A path through the brick wall with a gated archway leads to the back lawn, with paved patio by the house, curved low wall leading to the garage and paved hard standing behind the garage. There is a small tree, and hedge on two sides of the garden, and the other side has a narrow drive leading to wrought iron gates and fencing with concrete posts.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
EPC INSTRUCTED		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

SERVICES: Mains gas, electric, water, drainage and sewer connected, The fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. where present central heating, fires, hot water cylinder and cooker) referred to in this brochure operates satisfactorily. Prospective buyers must make their own enquiries & testing. There may be reconnection charges for services.

COUNCIL TAX: From the VOA web site the property is classified as Band C.

EPC RATING: TBA

BROADBAND: Suggested speeds available on the Ofcom Broadband checker in this area - <https://checker.ofcom.org.uk/> - indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	9 Mbps	0.8 Mbps	Good
Superfast	34 Mbps	Not available	Unlikely
Ultrafast	10000 Mbps	100 Mbps	Good

Networks in your area - Openreach, Virgin Media, Netomnia

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area - **EE**

MOBILE: Obtained from the Ofcom Mobile checker - <https://checker.ofcom.org.uk/>

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. More information can be found on line at <https://checker.ofcom.org.uk/>

This table shows the mobile availability in your area.

Provider	Inside:		Outside:		
	Voice	Data	Voice	Data	Enhanced data
EE	Limited	Limited	Likely	Likely	Likely
Three	Limited	Limited	Likely	Likely	Likely
O2	Limited	None	Likely	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely	Likely

5G is predicted to be available around your location from the following provider(s): EE, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

If you are with a mobile communication provider which is not listed, it will use one of these networks via a wholesale arrangement. Examples include:

Lebara Mobile, Asda Mobile, Talk Mobile and VOXI use the **Vodafone** network.

Your Co-op, 1p Mobile, Utility Warehouse, Ecotalk, Plusnet, BT Mobile and Lycamobile use the **EE** network.

iD Mobile, Smarty, Freedompop and Superdrug Mobile use the **Three** network.

Tesco Mobile, Giffgaff and Sky Mobile use the **O2** network.

FLOOD ZONE: This property is in flood zone 1. Land within flood zone 1 has a low probability of flooding from rivers and the sea. Further information for this property and the surrounding area can be found at <https://www.gov.uk/check-long-term-flood-risk> for the surrounding area.

MEASUREMENTS: Whilst every care has been taken in the preparation of these particulars, the purchasers are advised to satisfy themselves that the statements contained & measurements given, if any, are correct. All measurements are approximate & given to the nearest 0.076m. (3ins) and taken between internal walls.

PARKING: The property has off road parking and a single garage. There is some street parking available also

MONEY LAUNDERING: Money Laundering Regulations 2003: Intended 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 a sale.

MISREPRESENTATION ACT: 'Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.'

POSSESSION: Vacant possession of this **FREEHOLD** property can be given upon completion.

VIEWING: By arrangements with **PIGOTT and HALL** 38 Westgate Grantham NG31 6LY T. 01476 592550 www.pigottandhall.com