

Pigott & Hall

*Draft particulars
awaiting approval*

RESIDENTIAL FOR SALE BY PRIVATE TREATY

3 Bedroom detached bungalow
44 Gorse Road, Grantham, NG31 9LQ



A good-sized detached bungalow, on this popular cul-de-sac, built of brick with a tiled roof and with accommodation comprising entrance hall, lounge/diner, kitchen, 3 double bedrooms, bathroom and wc. Whilst it would benefit some modernisation, the property is in good condition and further benefits ample parking to the front, with car port and attached single garage, enclosed, rear garden, gas central heating and UPVC double glazing and is sold with NO UPWARDS CHAIN. EPC D68. Council Tax band C.

PRICE: £255,000

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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 across the brick paviour drive to the wooden SUDG front door and wooden SUDG side window and into the **HALLWAY** with radiator, **AIRING CUPBOARD** with hot water cylinder, further **STORAGE CUPBOARD** and doors to:

LOUNGE/DINER:

6.84m (22'5") max. x 3.60m (11'9") max.

with gas with wood surround and mantel, radiator, coving, UPVC double glazed window, wooden with secondary double glazing and SUDG wooden door to the:



CONSERVATORY:

5.47m (17'11") x 2.81m (9'2")

UPVC double glazed with night storage heater, built in cupboard, door to garage and tilt and turn UPVC double glazed door to the back garden.



KITCHEN:

3.01m (9'10") x 3.12m (10'2")

with coving, range of fitted floor and wall units, work surface, sink and drainer, boiler, hatch through to **LOUNGE/DINER**, radiator, UPVC double glazed window and UPVC double glazed door to outside.



CLOAKROOM with low level w.c., pedestal sink and UPVC double glazed window.

BEDROOM 1:**3.62m (11'10") x 3.14m (10'3")**

with radiator and UPVC double glazed window.

**BEDROOM 2:****3.64m (11'11") x 2.68m (8'9")**

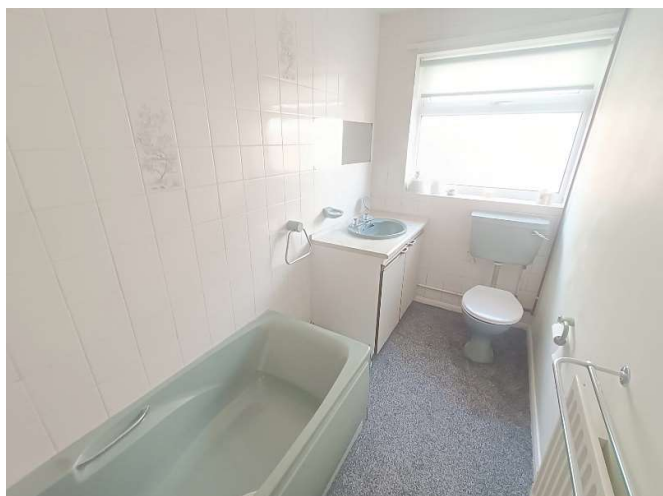
with radiator and UPVC double glazed window.

**BEDROOM 3:****2.71m (8'10") x 2.51m (8'2")**

with built-in double cupboard, radiator and UPVC double glazed window.

**BATHROOM:****3.12m (10'2") x 1.49m (4'10")**

with radiator, bath, sink in vanity unit, low level w.c., UPVC double glazed window, fully tiled around the bath, sink, w.c. and window.

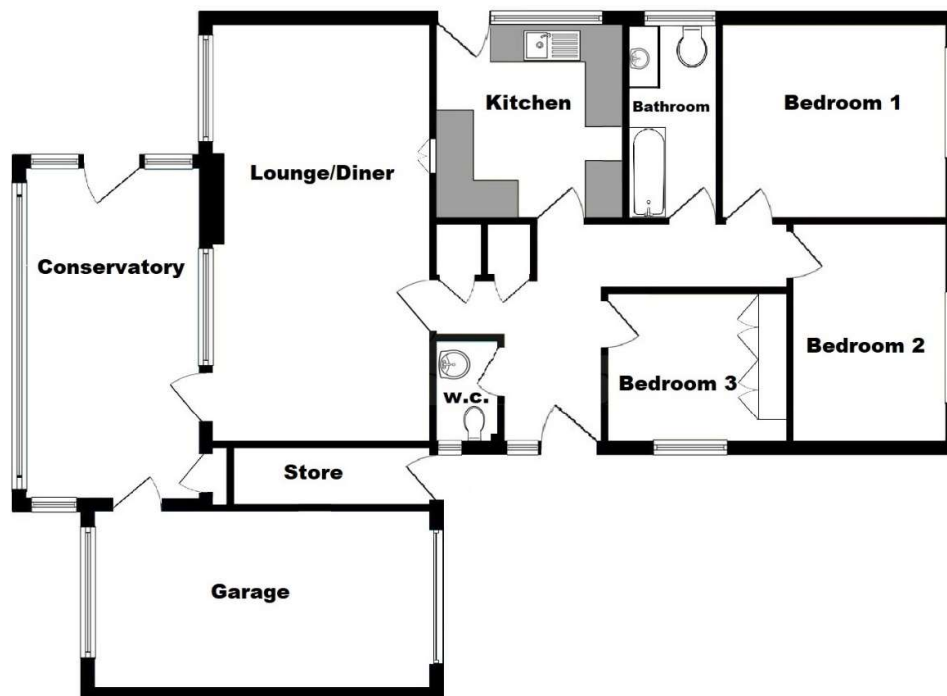


OUTSIDE:

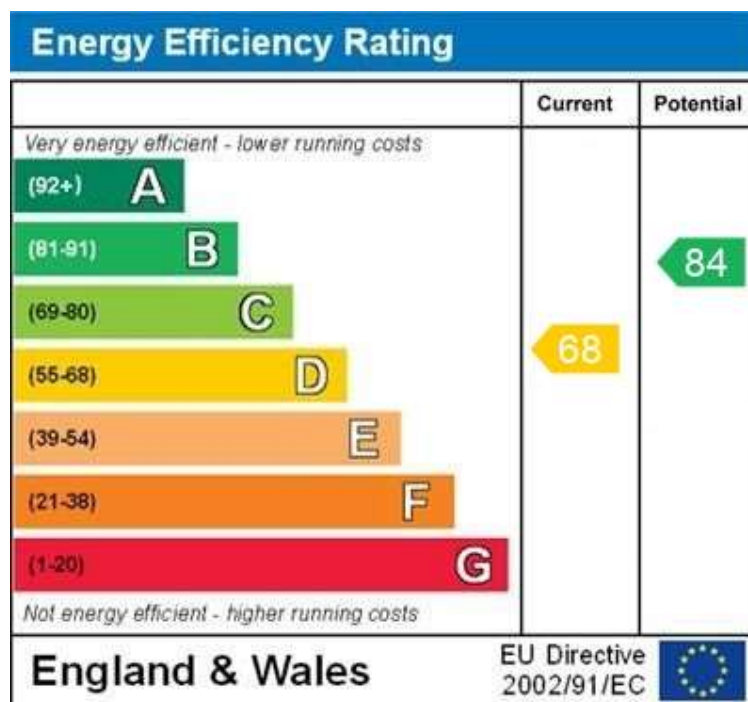
To the front is a lawn, brick paviour drive with parking for multiple cars and leading to the **CAR PORT, STORE and ATTACHED SINGLE GARAGE 5.31m (17'5") x 2.92m (9'6") max.** with flat roof, power, lighting, up and over door and door to the **CONSERVATORY**.

The enclosed rear garden is mostly laid to lawn with patio area, slabbed paving, borders and a variety of mature trees and shrubs.





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: D68

BROADBAND: Suggested speeds available on the Ofcom Broadband checker as at 18th May 2025 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	0.9 Mbps	Generally
Superfast	32 Mbps	7 Mbps	Generally
Ultrafast	10000 Mbps	10000 Mbps	Generally

Networks in your area - Virgin Media, Openreach, 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 on 18th May 2025 - <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	Likely	Limited	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 & 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**.

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 for multiple cars 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. We are advised that the Land Registry holds no information on this property. This not uncommon. The Vendor has the deeds and this is a matter that can be dealt with during the conveyancing process.

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