

Pigott & Hall

RESIDENTIAL FOR SALE BY PRIVATE TREATY

3 Bedroom semi-detached house
13 Melbourne Road, Grantham, NG31 9RH



This good sized, semi-detached house, in a popular location on the outskirts of town, is built of brick with a tiled roof and has accommodation comprising entrance hall, living/dining room, kitchen, 3 bedrooms and bathroom with separate w.c. To the side are two stores off the covered side passage, and to the front is off road parking and garden, with a further enclosed garden to the rear. The property would benefit some renovation but has a recently fitted boiler, full gas central heating and upvc double glazing.

PRICE: £169,995

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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 along the drive to the front door with concrete canopy and into the **ENTRANCE HALL** with double glazed, leaded glass composite door, UPVC double glazed window, built in cupboard and understairs cupboard with small window to **SIDE PASSAGE**, radiator and doors to:

LIVING ROOM/DINING ROOM:

LIVING ROOM AREA:

3.93m (12'10") max. x 3.87m (12'08") max.

with fire place and wooden surround and mantel, UPVC double glazed window and radiator and through to:



DINING AREA:

2.9m (9'06") x 2.87m (9'04")

with UPVC double glazed window and radiator and bi-fold door to:



KITCHEN:

2.86m (9'04") x 2.85m (9'04")

with range of fitted floor and wall units, worksurfaces, stainless steel sink, built in gas hob and double oven, radiator, UPVC double glazed window and UPVC double glazed door to:



SIDE PASSAGE:

a useful space with two **STORES** on their own electric circuit off (the stores share the flat roof with the two stores for the next-door property) and with UPVC double glazed doors with side panels to the front and rear.

Stairs from the **ENTRANCE HALL** lead to the **LANDING**, with UPVC double glazed window, loft access and doors to:-

BEDROOM 1:

3.87m (12'08") x 3.15m (10'04") max.

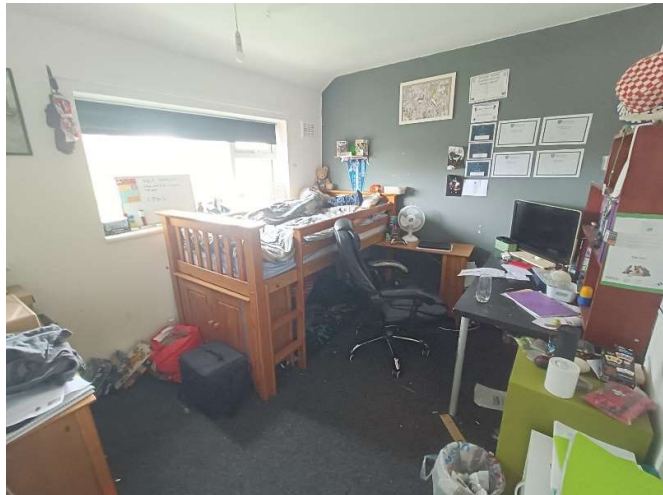
with built in boiler cupboard housing recently fitted LOGIC C30 gas boiler, UPVC double glazed window and radiator



BEDROOM 2:

3.34m (10'11") x 2.85m (9'04") Max.

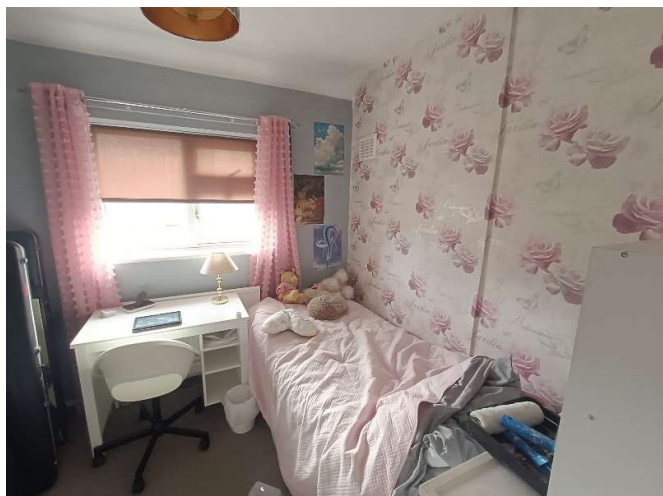
with UPVC double glazed window and radiator.



BEDROOM 3:

2.65m (8'08") x 2.53m (8'03") Max.

with UPVC double glazed window and radiator.



BATHROOM:

with heated towel rail, bathroom suite comprising enamel bath and sink, obscured UPVC double glazed window, tiled around the sink, in the window and bath and Triton electric shower with shower screen over bath.



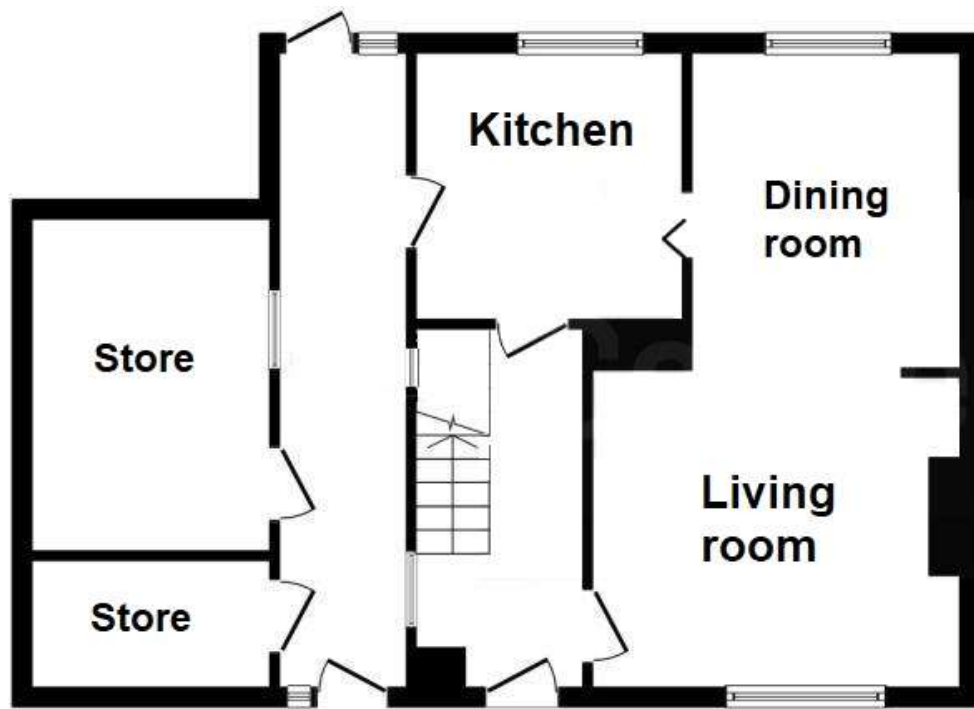
SEPARATE W.C.

with w.c and high level cistern, UPVC double glazed window and radiator.

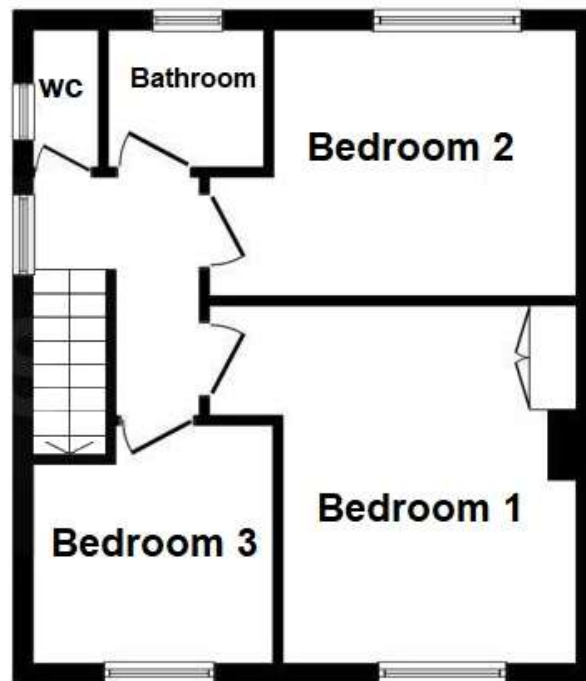
OUTSIDE:

To the front is a lawn and drive way and to the back is a mature garden mostly laid to lawn with various trees and shrubs and rear area with two sheds.



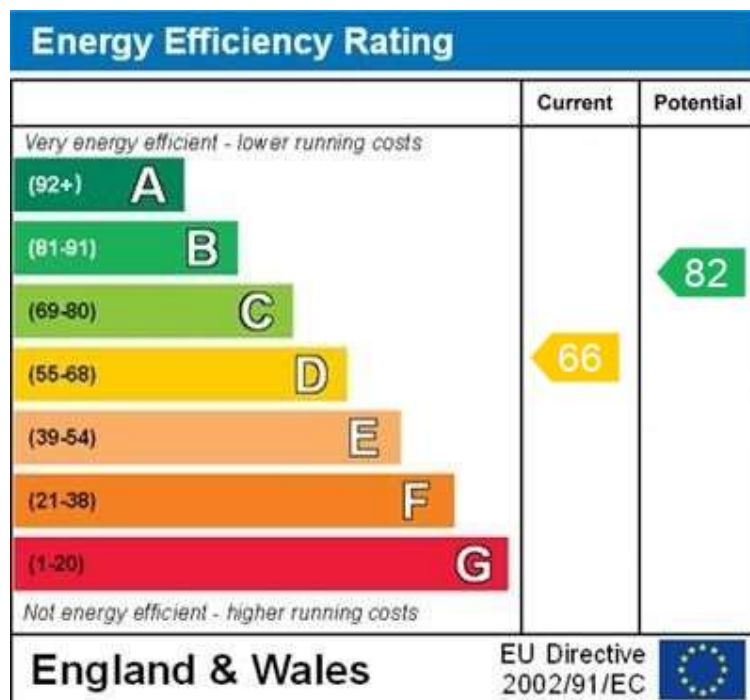


Ground Floor



First Floor

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 A.

EPC RATING: D66

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;

MOBILE: available 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.

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 driveway parking and 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