

# Pigott & Hall

## RESIDENTIAL FOR SALE BY PRIVATE TREATY

2 Bedroom end-terraced house  
23 Launder Terrace Grantham NG31 6BU



**This well-proportioned, end terraced house, built of brick with a tiled roof, is located close to the train station and the town centre and has a living room, dining room, kitchen, 2 bedrooms, through the back bedroom to the bathroom. To the rear is an enclosed garden with outside w.c. and store. UPVC double glazed and with full gas central heating. EPC D. Council tax band A. As the property is tenanted, it is inappropriate to show photos with the tenant's items in view. The photos used are old photos taken prior to the property being let and are for indication purposes only. No upwards chain.**

### PRICE: £129,500

Residential and Commercial Sales, Property Management and Lettings

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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 pavement side along through the cast iron gate and along the path to the UPVC front door with transom and into the:

### **SITTING ROOM:**

**3.71m (12'2") max. x 3.49m (11'5") max.**

with UPVC double glazed window, laminate flooring, radiator, grey tiled fireplace with gas fire and door to:



### **CENTRAL LOBBY:**

with laminate flooring, radiator, door to **UNDERSTAIRS CUPBOARD** and door to:

### **DINING ROOM:**

**3.76 (12'4") x 3.46m (11'4")**

with laminate floor, UPVC double glazed window, radiator, built in shelving unit with cupboard beneath, built-in storage cupboard with glazed door and cupboard beneath, black tiled fireplace and hearth and door to:



### **KITCHEN:**

**2.54m (8'4") x 2m (6'6")**

with range of fitted floor and wall units, worksurfaces, stainless steel sink and drainer, radiator extractor fan, UPVC double glazed window and UPVC double glazed door.





Stairs from the **CENTRAL LOBBY** lead to the **HALF LANDING** and **LANDING** with loft access and doors to:-

**FRONT BEDROOM:**

**3.71m (12'2") x 3.49m (11'5") max.**

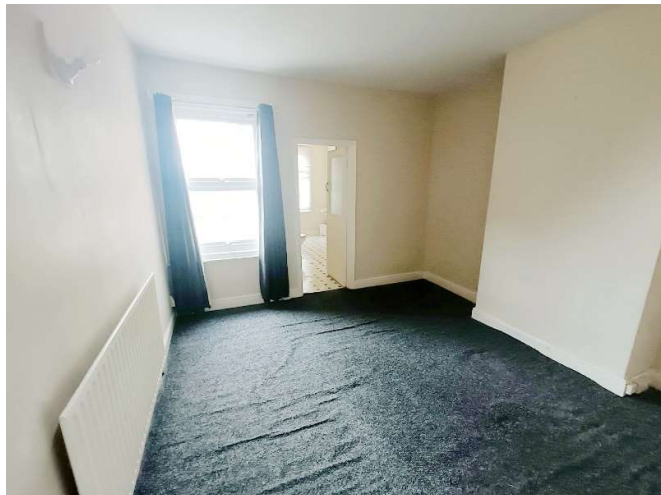
with UPVC double glazed window, and radiator.



**BACK BEDROOM:**

**3.77m (12'4") x 3.49m (11'5") Max.**

with UPVC double glazed window, radiator and door to:



**BATHROOM:**

**4.14m (13'6") x 2.02m (6'07") Max.**

with bath, pedestal sink and close couple w.c., electric Shower over the bath, radiator, wooden framed single glazed window, shaver socket and **AIRING CUPBOARD** wooden shelving housing hot water cylinder.



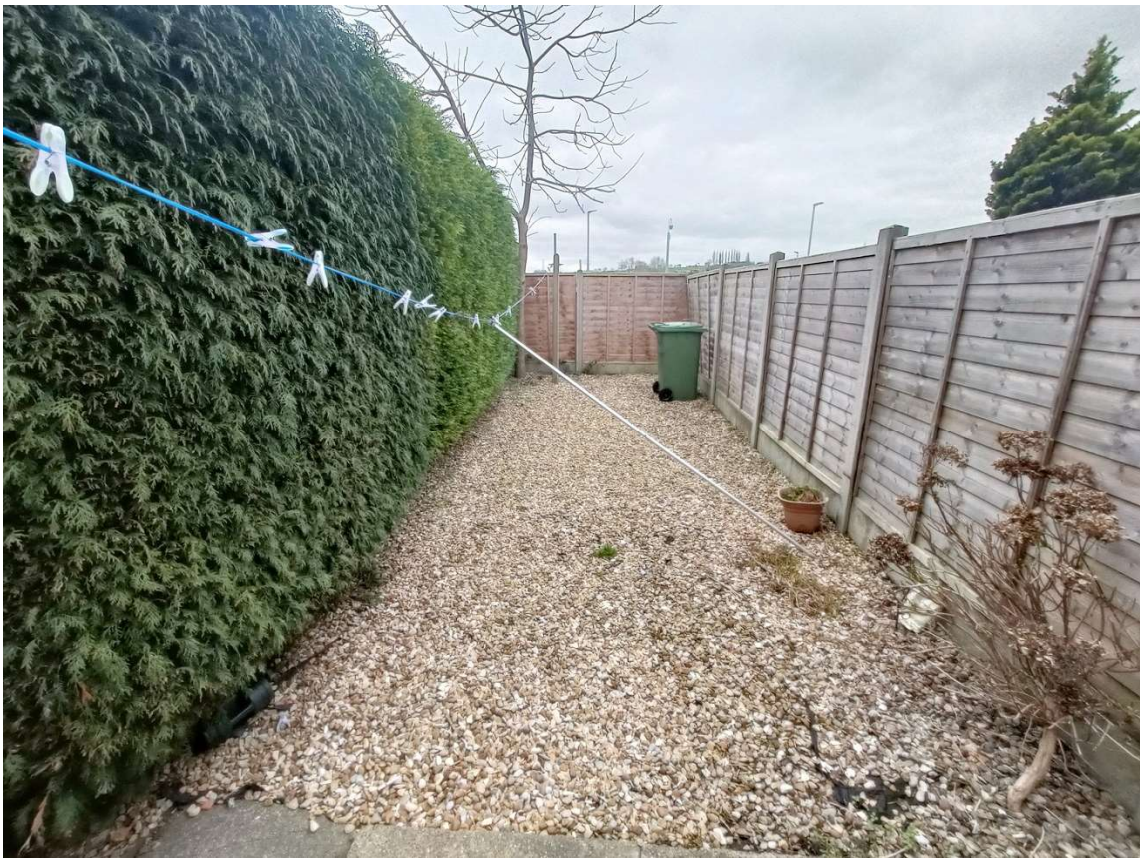
**OUTSIDE:**

To the front, two steps lead up to the small concrete and pebbled garden.

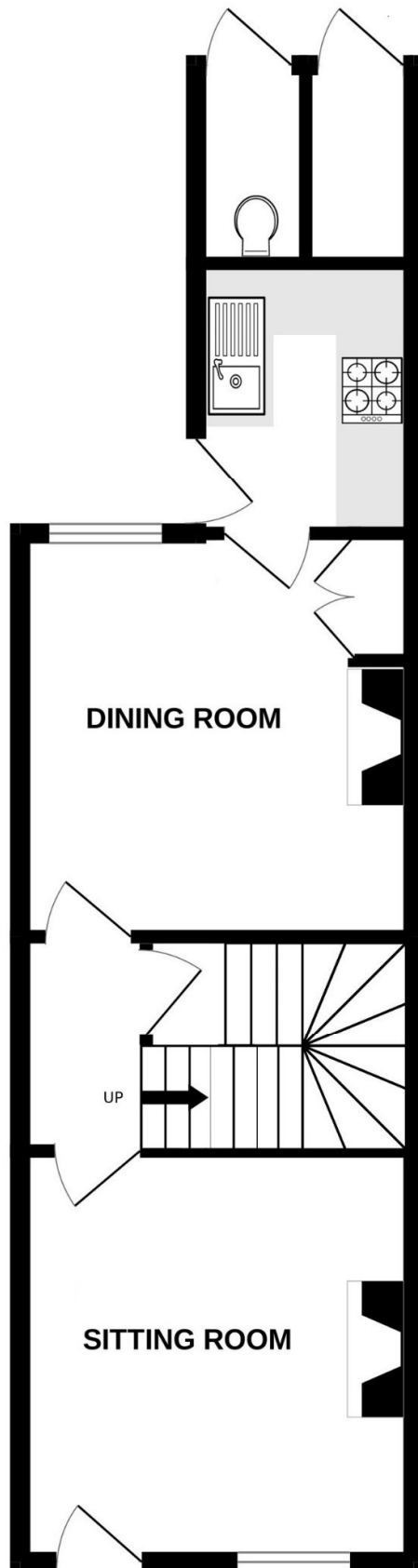
A side passage, shared with the neighbouring property, leads to the wooden side gate into the rear garden which is also accessed from the **KITCHEN**.

The rear garden has a yard and pebbled area enclosed by wall, conifers and wooden fencing and doors to the **OUTSIDE TOILET** with w.c. and **STORE** housing the gas boiler.

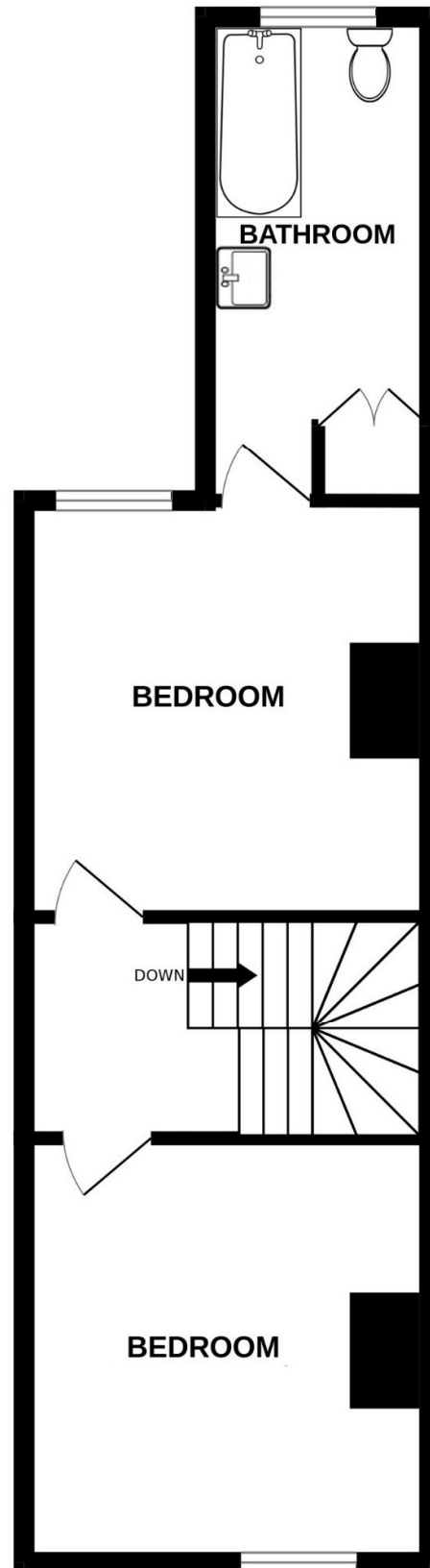




GROUND FLOOR

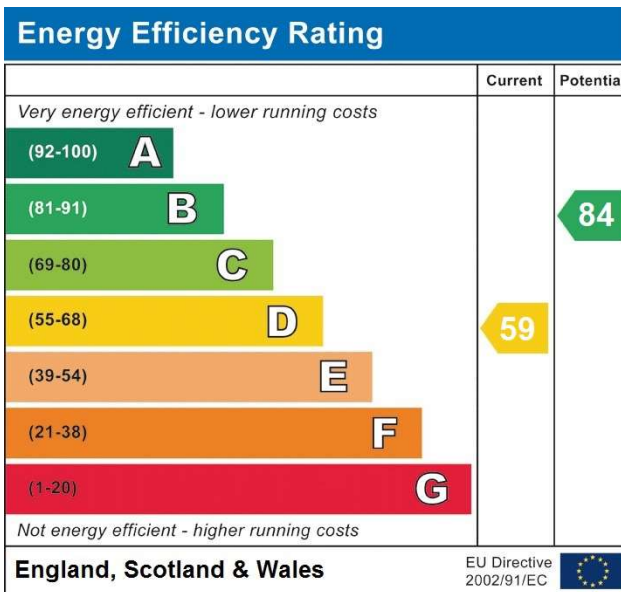


1ST FLOOR



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.





**PHOTOS:** As the property is tenanted, it is inappropriate to show photos with the tenant's items in view. The photos used are old photos taken prior to the property being let and are for indication purposes only.

**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:** D59

**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:** There is street parking subject to a residents parking scheme - <https://www.lincolnshire.gov.uk/parking/resident-parking/2>

**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 once the tenants have vacated.

**VIEWING:** By arrangements with **PIGOTT and HALL** 38 Westgate Grantham NG31 6LY T. 01476 592550 [www.pigottandhall.com](http://www.pigottandhall.com)