

£975 pcm

£225 pw 

Added today

MARKETED BY

Newton Fallowell, Grantham



68 High Street, Grantham,
Lincolnshire, NG31 6NR

Letting details

Let available date: **Now**

Deposit: **£1,125**

Let type: **Long term**

Furnish type: **Furn
or unfurnished,
landlord is flexible**

 **Call agent**

Request details

PROPERTY TYPE

 **Semi-Detached**

BEDROOMS

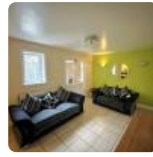
 **3**

BATHROOMS

 **1**

SIZE

 **Ask agent**



+8

Key features

- Extended Semi Detached House
- Three Reception Rooms
- Single Garage
- Enclosed Garden
- GCH, UPVC Double Glazing
- Three Bedrooms
- Extended Kitchen
- EPC Rating B
- Furnished or Unfurnished
- Holding Deposit £230

Description

An extended semi-detached property sitting within a quiet cul-de-sac in the popular Sunningdale area. The accommodation briefly comprises Entrance Hall, Lounge, Dining Room, Conservatory, Modern fitted kitchen created within a side extension, Three Bedrooms, 3 -piece family bathroom. The property has driveway and single garage, gardens to front and rear. 1 small dog or cat accepted at an additional rent of £25pcm (£1000pcm, £1153 deposit, £230 holding deposit). Can be offered furnished or unfurnished. "Please note these are draft particulars awaiting final approval from the Landlord, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested" EPC rating: D.

ACCOMMODATION

ENTRANCE LOBBY

With uPVC entrance door.

HALLWAY

Having stairs rising to the first floor landing.

LOUNGE

3.94m x 3.45m (12'11" x 11'4")

With uPVC double glazed bay window to the front aspect, contemporary pebble effect electric fire with fire surround and hearth, laminate wood flooring, radiator and double doors to the dining room.

DINING ROOM

4.42m x 3.28m (14'6" x 10'10")

With uPVC double glazed window to the rear aspect, under stairs storage cupboard, radiator, tiled flooring, archway to the kitchen and double doors to the conservatory.

KITCHEN

3.45m x 2.13m (11'4" x 7'0")

With uPVC double glazed window to the rear aspect, a good range of eye and base level units, work surfacing with inset stainless steel sink and drainer, space for slot-in gas cooker with stainless steel chimney style extractor over, space for upright fridge freezer, space and plumbing for washing machine, tiled floor, tiled splashbacks and door to the garage.

CONSERVATORY

4.39m x 2.26m (14'5" x 7'5")

Of dwarf brick wall construction with uPVC double glazed units above and French doors to a decked seating area, tiled flooring, power points and radiator.

FIRST FLOOR LANDING

Having loft hatch access, storage cupboard and radiator.

BEDROOM 1

4.47m x 2.64m (14'8" x 8'8")

Having two uPVC double glazed windows to the front aspect and radiator.

BEDROOM 2

2.59m x 2.26m (8'6" x 7'5")

With uPVC double glazed window to the rear aspect, radiator and wood effect laminate flooring.

BEDROOM 3

2.26m x 1.78m (7'5" x 5'10")

With uPVC double glazed window to the rear aspect, radiator and wood effect laminate flooring.

BATHROOM

2.24m x 1.70m (7'4" x 5'7")

Having obscure uPVC double glazed window to the side aspect, suite comprising panelled bath with fully tiled splashback, glazed shower screen and shower within, pedestal wash basin, low level WC., further

tiling to walls, radiator and extractor fan.

OUTSIDE

A tarmac driveway leads to the single attached garage and there is a lawned garden with hedging to two sides. At the rear a decked area leads on to a lawned garden with trees and shrubs to the borders. There is timber fencing to the boundaries.

GARAGE

With up-and-over door.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. At the Manthorpe Road traffic lights turn right on to Belton Lane and follow the road taking the right turn on to Sunningdale. Montrose Close is a turning on the right-hand side.

GRANTHAM

There is a local bus service available, with a bus stop to town close-by and also a convenience store and fish and chip shop on Sunningdale.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

AGENT'S NOTE

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NOTE

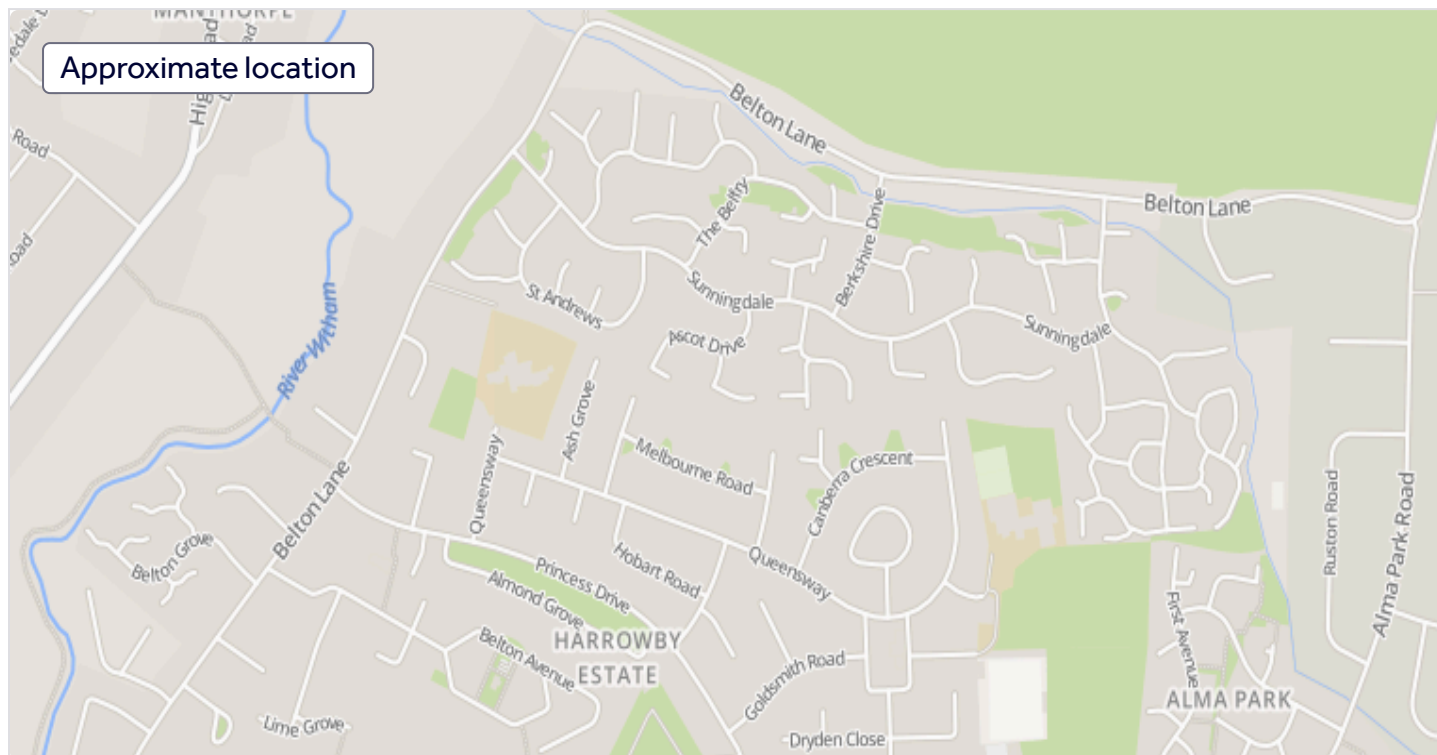
Council Tax

Band: B

Energy Performance Certificates



Montrose Close, Grantham, NG31



NEAREST STATIONS (i)

	Grantham Station	1.6 miles
	Ancaster Station	5.6 miles

Broadband speed



About the agent

Newton Fallowell, Grantham

68 High Street, Grantham, Lincolnshire, NG31 6NR

A house move is so important, so shouldn't you entrust it to a well established independent company with the back-up that only a professional and experienced organisation can bring?

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Notes



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*This is the average speed from the provider with the fastest broadband package available at this postcode. The average speed displayed is based on the download speeds of at least 50% of customers at peak time (8pm to 10pm). Fibre/cable services at the postcode are subject to availability and may differ between properties within a postcode. Speeds can be affected by a range of technical and environmental factors. The speed at the property may be lower than that listed above. You can check the estimated speed and confirm availability to a property prior to purchasing on the broadband provider's website. Providers may increase charges. The information is provided and maintained by **Decision Technologies Limited**.

**This is indicative only and based on a 2-person household with multiple devices and simultaneous usage. Broadband performance is affected by multiple factors including number of occupants and devices, simultaneous usage, router range etc. For more information speak to your broadband provider.

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