



**19 Lodge Way, Grantham  
Lincolnshire NG31 8DD  
£235,000**

Established detached bungalow IMMACULATELY presented in this QUIET and sought after position just on the edge of the town and roughly within 850 Meters of Grantham and its facilities.

The property has accommodation comprising three bedrooms, lounge with a kitchen/breakfast room and bathroom, separate hallway. Outside there is a driveway and garage and to the rear is a private garden with patio area. Presented to a HIGH STANDARD so an early viewing appointment is recommended.

## **VIEWING**

Strictly by appointment with the Selling Agents Escritt Barrell Golding. All prospective purchasers are invited to discuss any matters of particular interest to them with a staff member who has seen the property before making an appointment to view.

## **SITUATION**

Grantham is an historic and growing market town situated on the old Great North Road (A1) and East Coast main line linking the town to London (Kings Cross) in just over an hour. Within the town there are both girls' and boys' grammar schools, also a number of primary, secondary and nursery schools. Grantham boasts a wealth of further amenities such as health, leisure and shopping including a variety of independent and national chain shops as well as a Saturday street market.

## **DESCRIPTION**

Established detached bungalow immaculately presented in this quiet and sought after position just on the edge of the town and within easy walking distance of Grantham and its facilities.

The property has accommodation comprising three bedrooms, lounge with a kitchen/breakfast room and bathroom, separate hallway. Outside there is a driveway and garage and to the rear is a private garden with patio area. Presented to a high standard so an early viewing appointment is recommended.

## **ACCOMMODATION**

All dimensions are approximate and are taken from plaster to plaster or internal wall faces. Photographs are taken using a wide-angle lens.

### **ENTRANCE HALLWAY**

Entrance hallway having UPVC door to the side, radiator and power points, dado rail and a beautiful parquet floor.



### **LOUNGE 19'2 x 12'2 (5.84m x 3.71m)**

Having UPVC window to both the front and side elevation, radiator, power points, coving to the ceiling, dado rail, TV point and wall mounted gas fire with wood surround and marble hearth.



### **KITCHEN/BREAKFAST ROOM 13'7 x 10'2 (4.14m x 3.10m)**

Fully fitted kitchen with both wall and base units, roll edge work surfaces with inset sink unit and tiled splashbacks. There is plumbing for an automatic washing machine and electric cooker point, wall mounted gas fired boiler system and UPVC windows to both the front and side elevations.



## 19 Lodge Way, Grantham, Lincolnshire, NG31 8DD

### BEDROOM ONE 10'9 x 10'2 (3.28m x 3.10m)

With UPVC window to the front elevation, power points, radiator with a range of fitted wardrobes to one wall.



### BEDROOM TWO / DINING ROOM 10'3 x 15'10 (3.12m x 4.83m)

Bedroom two is currently being used as a dining room due to its generous size, the bedroom has a range of power points, radiator, coving to the ceiling, picture rail and UPVC window to the rear along with a UPVC door giving access to the private rear garden.



### BEDROOM THREE 8'7 x 10'2" (2.62m x 3.10m)

With UPVC window to the side elevation, radiator, power points and coving to the ceiling.

### BATHROOM

Fully fitted bathroom with UPVC window to the side elevation, panelled bath and a separate walk in shower cubicle, low level WC and wash hand basin, half tiled walls and tiled floor.



### OUTSIDE

To the front of the property is a lawned garden with shrubs and access to both sides of the property, the driveway offers parking for several cars and leads to the single garage having up and over door, power and lighting with a rear courtesy door to the garden.

### REAR GARDEN

The rear garden is mainly lawned offering privacy and patio area with outside tap and access to the front.

### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### TENURE

The property is understood to be freehold and vacant possession will be given on completion of the sale.

### SERVICES

Please note that the services and any associated fittings and appliances referred to in these particulars have not been tested.

### **COUNCIL TAX**

We understand from the Valuation Office Website that the property is assessed in Band "C". South Kesteven District Council - 01476 406080.

### **MORTGAGES**

We are pleased to offer a FREE mortgage consultation with our independent mortgage consultant. If you wish to take advantage of this service please speak to a member of staff on 01476 590211. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### **MONEY LAUNDERING REGULATION**

Intending 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 the sale.

### **RENTED PROPERTIES**

We can provide support and advice for those thinking of becoming Landlords.

### **ENERGY EFFICIENCY RATING**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

### **ENVIRONMENTAL IMPACT**

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

### **FLOOR PLANS**

These are intended for identification purposes only and are not to scale. Any areas measured or distances referred to are given as a guide only and are not necessarily precise. Purchasers should satisfy themselves as to the accuracy of the plans. Copyright - Escritt Barrell Golding.

## Ground Floor



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |