



17 Birmingham Close,
Grantham, Lincolnshire, NG31 8SD

NEWTONFALLOWELL 

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Offers In Excess Of £330,000

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located at the head of a quiet Barrowby Gate cul-de-sac, is this extended and spacious detached bungalow that offers a high degree of flexibility to a variety of possible buyers. The bungalow has been owned since it was brand new by the current owner and has been maintained, improved and extended during their ownership. The accommodation now extends to in excess of 1,250 square feet and comprises of Entrance Hall, Kitchen, Dining Room, Lounge, Conservatory, 2 Inner Halls, FOUR GENEROUS BEDROOMS and a Shower Room and a 4-piece Family Bathroom. The bungalow also features UPVC double glazing and a full serviced gas central heating system. Outside at the front, there is ample driveway parking and an attached Garage. There are gardens to the rear and side, with the plot extending to approximately 0.15 of an acre. The main gardens are west facing and feature privacy and a selection of seating areas to enjoy the very best of the British summer.

ACCOMMODATION



ENTRANCE HALL

With uPVC obscure double glazed entrance door with adjacent outside security lighting. The entrance hall has a double radiator, smoke alarm, two built-in storage cupboards (a cloaks cupboard and cupboard housing the Worcester gas fired combination boiler).

KITCHEN

13'10" x 8'5" (4.22m x 2.57m)

With uPVC double glazed window to the side aspect, uPVC double glazed window to the opposite side aspect overlooking the garden with uPVC half obscure double glazed door to the garden, double radiator, square edge work surface with inset corner one and a half bowl coloured sink and drainer with high rise mixer tap over, inset 5-ring stainless steel gas hob with stainless steel chimney style extractor over and stainless steel splashback across the entire kitchen area, LED countertop lighting, cupboards and drawers providing storage, electric oven, integrated Neff dishwasher, housing for a free-standing washing machine and built-in fridge freezer.

DINING ROOM

10'6" x 8'0" (3.20m x 2.44m)

(This room could be used as an additional bedroom if required). Having uPVC double glazed window overlooking the garden and single radiator.

LOUNGE

20'4" x 12'10" maximum (6.20m x 3.91m maximum)

Having double glazed sliding patio doors to a conservatory, two designer tall standing radiators and a living flame gas fire set into a marble surround and hearth with a composite style surround.

CONSERVATORY

11'10" x 8'7" (3.61m x 2.62m)

Of uPVC double glazed construction with a polycarbonate roof and ceramic tiled floor, uPVC double glazed French doors to the garden.

INNER HALL ONE

With loft hatch access.

BEDROOM ONE

12'3" plus wardrobes x 11'10" (3.73m plus wardrobes x 3.61m)

Having uPVC double glazed window overlooking the garden, single radiator and an extensive range of fitted wardrobe storage with mirror sliding doors.

BEDROOM THREE

14'0" x 8'5" (4.27m x 2.57m)

With uPVC double glazed window to the rear aspect, single radiator.

4-PIECE SHOWER ROOM

9'10" x 5'10" (3.00m x 1.78m)

Having uPVC obscure double glazed window to the side aspect, single radiator, fully tiled floor and walls, integrated extractor fan, shaver socket and a 4-piece white suite comprising low level WC, wash handbasin, bidet and an oversized fully tiled corner shower cubicle with electric shower within and glazed shower screen.

INNER HALL TWO

Leading to:

BEDROOM TWO

14'9" plus wardrobes x 10'0" (4.50m plus wardrobes x 3.05m)

Having uPVC double glazed window overlooking the rear aspect, single radiator and an extensive range of built-in wardrobes with mirror sliding doors.

BEDROOM FOUR / OFFICE

9'10" x 9'0" (3.00m x 2.74m)

Having uPVC double glazed window to the front aspect, single radiator and a range of fitted office furniture which we believe will be included in the sale.

FAMILY BATHROOM

6'5" x 5'10" (1.96m x 1.78m)

Having uPVC obscure double glazed window to the front aspect, chrome towel radiator, fully tiled walls, integrated extractor, shaver socket and a 3-piece white suite comprising low level WC, contemporary circular wash handbasin set onto a pedestal unit and double ended panelled bath with mixer tap over and an integrated shower system.



OUTSIDE

The property is positioned at the end of a very quiet cul-de-sac on Barrowby Gate on a level plot with tarmac driveway parking for two cars and additional low maintenance gravelled gardens to the front which could add extra parking if desired. There are wrought iron gates to either side of the property leading to the west facing rear garden and the other rear garden where the extension to the property has taken place. There is a block paved patio seating area, outside cold water tap and outside security lighting and a feature semi raised koi carp pond with a large pumping and cleansing system (available by negotiation). Off the back of the block paved patio there is a lawned garden with well stocked borders, fencing to the boundaries, the majority of which are concrete post and gravel board, and a selection of fruit trees. At the rear of the extension there is a gravelled pathway and gate on to a raised vegetable plot, GREENHOUSE and WORKSHOP.

GARAGE

19'7" x 8'3" (5.97m x 2.51m)

With electrically operated up-and-over door, eaves storage space, door to the rear, workbench space to the rear, power and lighting.

Workshop

12'0" x 8'2" (3.66m x 2.49m)

Having power and light and glazed window to the side.

Greenhouse

10'10" x 8'8" (3.30m x 2.64m)

Included in the sale.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D. Annual charges for 2020/2021 - £1,789.74

DIRECTIONS

From High Street continue on to Watergate turning left at the traffic lights and continuing over the roundabout adjacent to Asda and under the railway bridge on to Barrowby Road. At the roundabout take the left turn on to Barrowby Gate then left on to Worcester Road and left on to Birmingham Close. The property is at the bottom on the left-hand side.





GRANTHAM

There are local amenities available on Barrowby Gate including a Tesco Express store and local schools and nurseries are available within the area. The property is situated within the catchment area for the Poplar Farm Primary School and is on a local bus route to town. Further amenities are available along Dysart Road.

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

Please note these are draft particulars awaiting final approval from the vendor, 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.

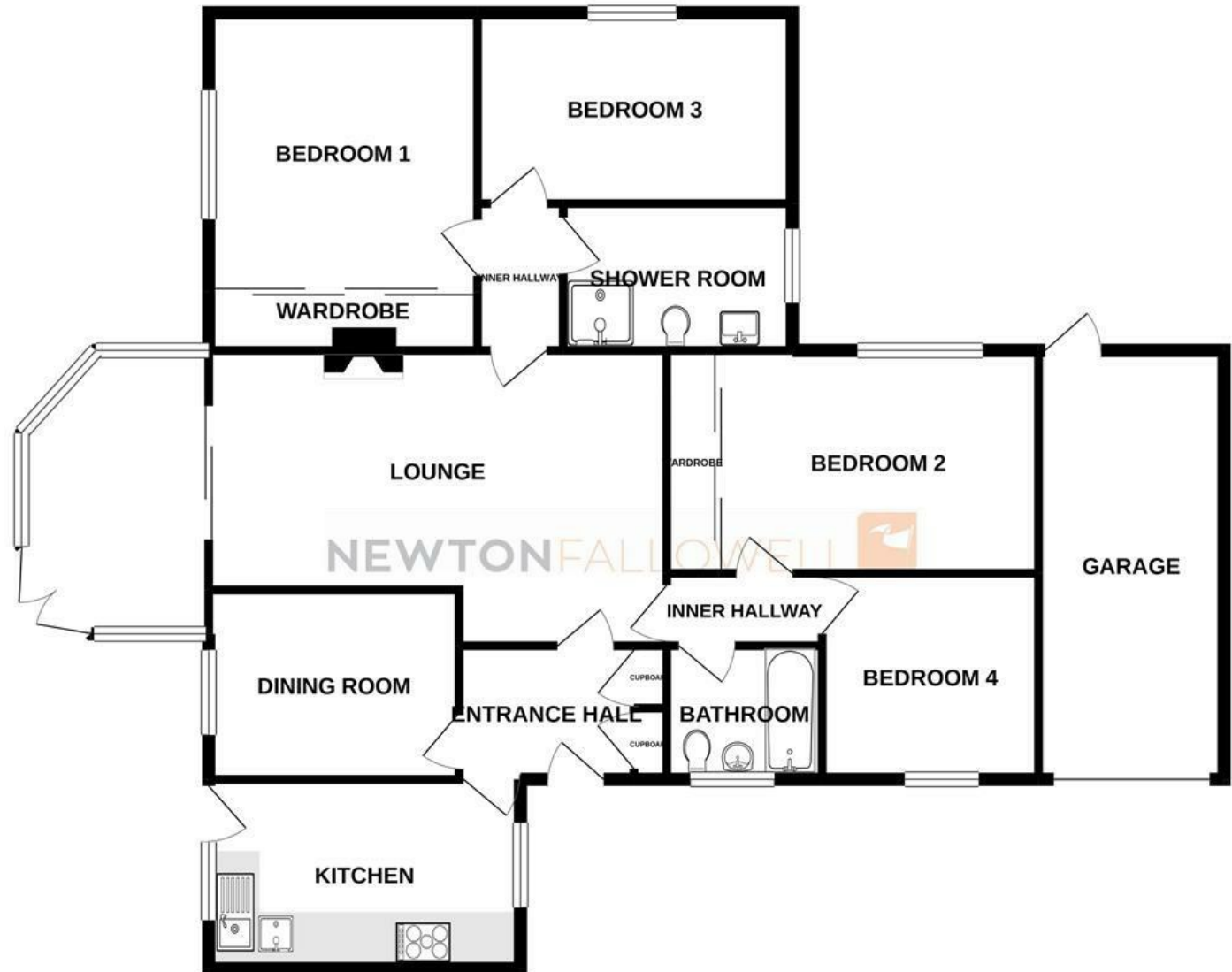
Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.





GROUND FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	67
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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