

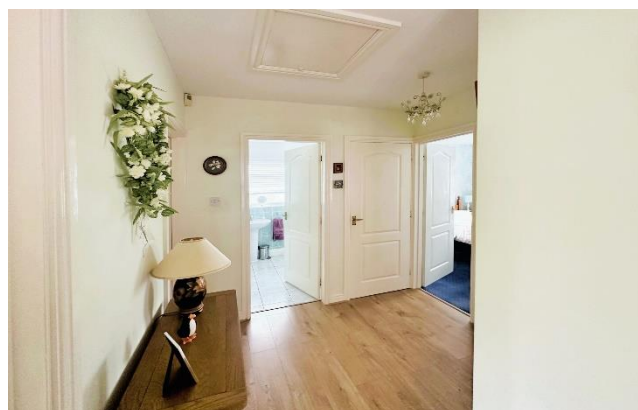


15 Bristol Close,
Grantham. NG31 8SL



Guide Price £245,000 to £250,000

- Detached Bungalow
- Popular Residential Location
- Three Bedrooms
- Lounge
- Kitchen
- Conservatory
- Single Garage
- uPVC Double Glazing
- Gas Central Heating
- Freehold - Energy Rating D



Situated on the ever popular Barrowby Gate estate and located only a stone's throw away from local amenities to include a Tesco Express, Pharmacy and Hairdressers you will find this Detached Bungalow. The accommodation of the property comprise of Entrance Hall, Lounge. Kitchen, Conservatory, Three Bedrooms and Bathroom. Outside there are front and rear gardens and a driveway leading to a Single Garage. The bungalow is also in close proximity to a regular bus route. To book your viewing call the office today on 01476 591900.

ACCOMMODATION

ENTRANCE HALL

With uPVC part obscure double glazed entrance door, loft hatch access, radiator with cover and wood laminate floor.

LOUNGE

3.31m x 4.85m (10'9" x 15'9")

Having uPVC double glazed bow window to the front aspect, radiator and electric fire with marble style hearth and backing and Adam style surround.

KITCHEN

2.29m x 2.44m (7'5" x 8'0")

With uPVC double glazed window looking through to the conservatory, glazed wooden door to the conservatory, an excellent range of base level cupboards and drawers with matching eye level cupboards, inset stainless steel sink and drainer with utility mixer tap over, two wine racks, tiled splashbacks, inset electric induction hob with stainless





steel extractor over, integrated electric oven and microwave, space and plumbing for washing machine, laminate flooring, radiator and down lighting.

CONSERVATORY

2.96m x 3.8m (9'7" x 12'5")

Of uPVC double glazed construction with French doors onto a decked area and a polycarbonate roof, tiled flooring.

BEDROOM 1

3.03m x 3.17m (9'9" x 10'4")

With uPVC double glazed window to the front aspect, triple fitted wardrobe and radiator.

BEDROOM 2

2.9m x 3.04m (9'5" x 10'0")

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

BEDROOM 3

1.55m x 2.35m (5'1" x 7'7")

With uPVC double glazed window to the side aspect and radiator.

BATHROOM

2.05m x 1.75m (2.65m maximum) 6'8" x 5'8" (maximum 8'8")

With uPVC obscure double glazed window to the side aspect, a panelled bath with glazed shower screen and mixer tap over and fully tiled splashbacks, pedestal wash handbasin, close coupled WC with concealed cistern, worktop space and cupboard storage over, half tiled walls, tiled floor and down lighting.

OUTSIDE

To the front there is an open-plan lawned garden with concrete driveway leading to the single attached garage. The property occupies an elevated position at the rear with views across Grantham. It has a decked area immediately adjoining the property, leading on to a paved area and steps down to a quite private lawned garden with brick retaining wall, garden SHED and fencing to the boundaries.

SINGLE GARAGE

2.45m x 5.6m (8'0" x 18'4")

With up-and-over door, power, lighting and wall mounted gas fired boiler.

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 turning left at the traffic lights and proceeding over the roundabout adjacent to Asda on to Barrowby Road. Continue along Barrowby Road and at the roundabout take the left turn on Barrowby Gate, left on to Winchester Road and left again on to Bristol Close. The property is on the right-hand side.

GRANTHAM

There are local shops available on Barrowby Gate including a Tesco Express and Co-op Pharmacy as well as a bus service to town and the Poplar Farm Primary School off the Barrowby Edge development. The property is ideally situated for access along the A52 to Nottingham and for access on to the A1 north. Grantham offers amenities including several supermarkets, excellent grammar schools and main line railway station to London King's Cross in approximately 70 minutes. 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 particulars 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. Some measurements are overall measurements and others are maximum measurements.

All services and appliances have not and will not be tested.





NOTE

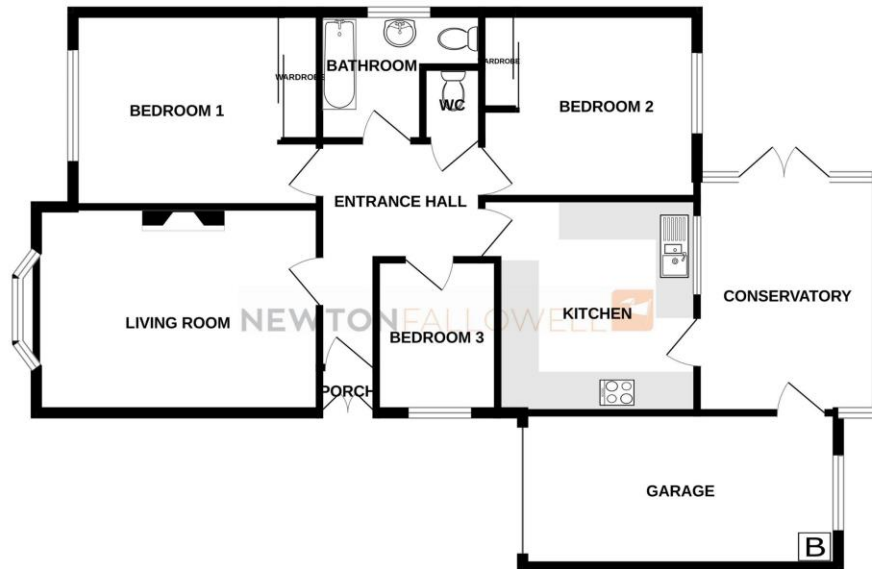
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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 £350 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 £300 if you use their services.

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

Floorplan

GROUND FLOOR



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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