

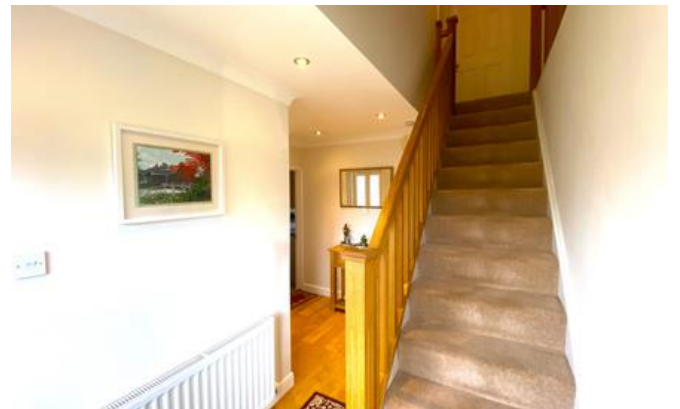


5 Woodlands Drive,
Grantham. NG31 9DJ



£380,000

- Sought After Cul-De-Sac Location
- Close Proximity To Town
- Secondary Schools Close By
- Spacious Detached Family Home
- Cloakroom, Lounge & Dining Room
- Breakfast Kitchen
- Utility Room & Study/Office
- THREE BEDROOMS, Family Bathroom
- Private Rear Garden
- Freehold - Energy Rating D



Located in a sought after cul-de-sac within close proximity of the town centre and a short walk to Kesteven Girls High School you will find this spacious detached family home that occupies a generous plot and has a private rear garden. The accommodation has been extended by the current owners and comprises as follows: Entrance Hall, Lounge, Dining Room, Kitchen, Utility, Cloakroom, Study/Office THREE DOUBLE BEDROOMS and family Bathroom. There is a driveway giving ample off road parking and leading to a single garage with an electric up and over door. The property, which comes with the added benefit of Gas Central Heating and uPVC Double Glazing is also being sold with no onward chain. To book your viewing please call the office today.

ACCOMMODATION

ENTRANCE HALL

With radiator, wooden flooring and under stairs storage cupboard.

CLOAKROOM

Having contemporary wash basin inset to vanity unit with storage beneath, WC with concealed cistern and surface space over, tiled splashbacks and laminate floor.

STUDY/OFFICE

1.96m x 3.32m (6'5" x 10'11")

With uPVC double glazed window to the front aspect.





SITTING ROOM

3.70m x 6.80m (12'1" x 22'4")

With uPVC double glazed window to the front and rear aspect, two radiators, Living Flame remote controlled gas fire set in attractive surround.

DINING ROOM

3.00m x 3.02m (9'10" x 9'11")

With radiator, Karndean flooring and archway to kitchen.

KITCHEN

3.60m x 3.90m (11'10" x 12'10")

With uPVC double glazed window to the rear aspect, uPVC fully glazed door to either side both leading to the outside, an excellent range of base level cupboards and drawers with matching eye level units, integrated electric double oven, inset ceramic hob with stainless steel extractor over, stainless steel one and a half bowl sink and drainer, integrated fridge freezer, breakfast bar seating, Karndean flooring, metro style tiled splashbacks, radiator.

UTILITY ROOM

2.10m x 3.90m (6'11" x 12'10")

With uPVC double glazed window to the side and rear aspect, eye and base level units, work surfacing with inset twin bowl stainless steel sink, space and plumbing for washing machine, space for further appliances, laminate flooring.

FIRST FLOOR LANDING

Having access to loft space, radiator,

BEDROOM 1

3.50m x 4.90m (11'6" x 16'1")

With two uPVC double glazed dormer windows to the front aspect, an excellent range of built-in wardrobes and drawers, radiator.

BEDROOM 2

2.28m x 3.70m (7'6" x 12'1")

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

BEDROOM3

2.80m x 4.40m (9'2" x 14'5")

With uPVC double glazed dormer window to the front aspect, uPVC double glazed window to the side aspect, built-in storage and radiator.

BATHROOM

With uPVC obscure double glazed window to the rear aspect, a suite comprising panelled bath, vanity unit with concealed cistern WC and washbasin with cupboard and drawer storage and worktop space, walk-in double shower cubicle with mains fed shower within and glazed screen, tall ladder style radiator, tiling to walls, extractor fan and Karndean flooring.

OUTSIDE

To the front there is a lawned garden with mature shrubs and a block paved driveway leading to the integral garage. A timber gate to the side leads through to the rear garden where there is a very useful patio area leading onto a mainly lawned garden. The garden is quite private and is enclosed mainly by tall beech hedging. There is also an outside tap and security lighting.

GARAGE

2.70m x 7.00m (8'11" x 23'0")

With electrically operated roller door, power and lighting, uPVC double glazed window to the side aspect, uPVC door to the rear garden and wall mounted gas fired combination boiler.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

The property is situated convenient for town, Kesteven & Grantham Girls' School and local bus service along New Beacon 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.

GRANTHAM

From High Street proceed south taking the left turn at the traffic lights on to Avenue Road following on to Stonebridge Road and on to Beacon Lane. Take the right turn in to Woodlands Drive. The property is on the left-hand side.

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.

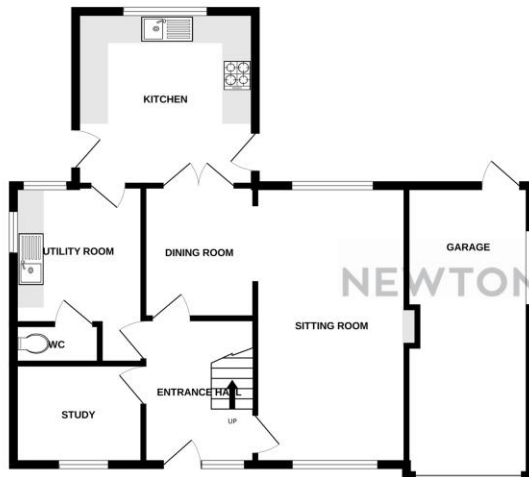
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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.



Floorplan

GROUND FLOOR



1ST FLOOR



NEWTONFALLOWELL



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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