



5 Tom Childs Close,
Grantham. NG31 9FR



£225,000

- Modern Town House
- Three Storey Accommodation
- Hall & Cloakroom
- Re-fitted Kitchen
- Good Sized Living Room
- Master with Adj. Shower & Dressing Room
- Two Further Bedrooms
- Family Bathroom
- Garage & Parking
- Freehold - Energy Rating C



A well presented modern town house situated within the popular Sunningdale Estate. The thoughtfully planned accommodation includes an enviable second floor master bedroom with it's own shower room/WC adjacent and a walk in dressing room. At ground floor level there is an entrance hall, cloakroom/WC, a refitted kitchen and living room whilst the first floor provides two good bedrooms and a family bathroom. Outside there is a private rear garden and, as already mentioned, a nearby single garage en bloc. In the agent's opinion this is a nicely kept home worthy of an early inspection.

ACCOMMODATION

ENTRANCE HALL

Having composite entrance door with tiled canopy over, stairs rising to the first floor, large built-in cloaks cupboard, radiator with cover, central heating thermostat.

CLOAKROOM

Having uPVC obscure double glazed window to the front aspect, low level WC and corner wash handbasin, electric consumer unit, radiator with cover.





KITCHEN

1.78m x 3.99m (5'10" x 13'1")

A re-fitted modern kitchen comprising a range of base cupboards with working surfaces over and matching eye level cupboards, uPVC double glazed window to the front aspect, stainless steel one and a half bowl sink and drainer, integrated oven and induction hob with cooker hood over, tiled splashbacks, spotlights, radiator, space and plumbing for washing machine, wall mounted gas fired boiler for heating and domestic hot water, extractor fan.

LIVING ROOM

3.90m x 5.84m (12'10" x 19'2")

With uPVC double glazed French doors and windows to the rear garden, large under stairs storage cupboard, radiator with cover and further radiator.

FIRST FLOOR LANDING

Having stairs off to the second floor, radiator with cover, built-in airing cupboard containing hot water cylinder.

BEDROOM 1

2.94m x 3.93m (9'7" x 12'11")

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

BEDROOM 2

3.56m x 3.89m (11'8" x 12'10")

With uPVC double glazed window to the front elevation, large built-in cupboard and radiator.

BATHROOM

1.87m x 2.42m (6'1" x 7'11")

Having an Ideal Standard white suite comprising panelled bath, pedestal wash handbasin and low level WC., half tiled walls, shaver point, extractor fan, chromed heated towel rail.

SECOND FLOOR LANDING

Having loft hatch access.

BEDROOM 3

2.80m x 4.68m (9'2" x 15'5")

Having a uPVC double glazed dormer window to the front elevation and radiator.

DRESSING ROOM

Having Velux window to the rear elevation.

SHOWER ROOM

1.97m x 1.99m (6'6" x 6'6")

Containing shower cubicle, pedestal wash handbasin and low level WC., chromed heated towel rail, Velux window to the rear, tiling to wet areas and extractor fan.

OUTSIDE

Designed for ease of maintenance, the rear garden has been hard landscaped and comprises a paved patio, gravelled area and decking. There is close boarded fencing to the boundaries and hand gate providing rear pedestrian access.

GARAGE

The centre garage in a block of three with additional parking in front, situated a few steps to the right of the property with up-and-over door.

SERVICES

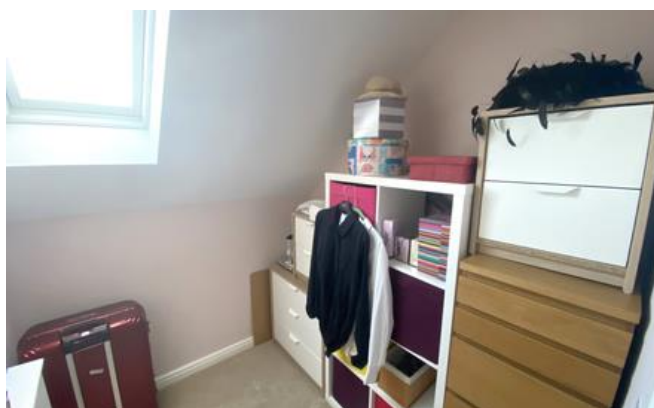
Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.

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 continue past Belton Park Golf Club after the sharp bend, taking the right turn on to St Mellion Drive. Take the right fork on to Cavendish Way, right on to Tom Childs Close and the property is on the left.





GRANTHAM

There is a local bus service available 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

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

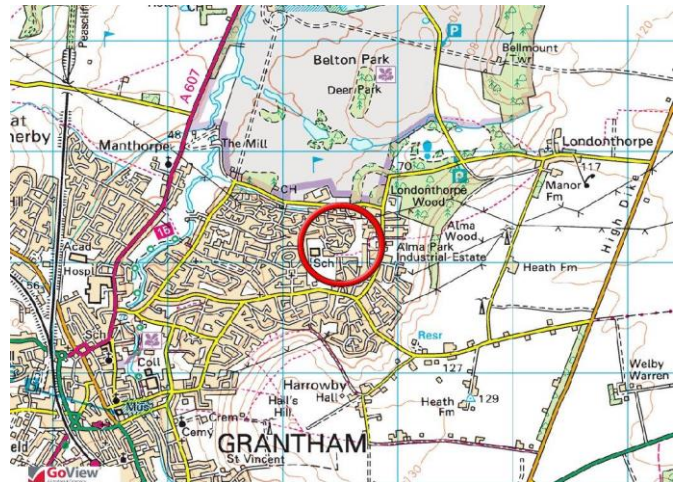
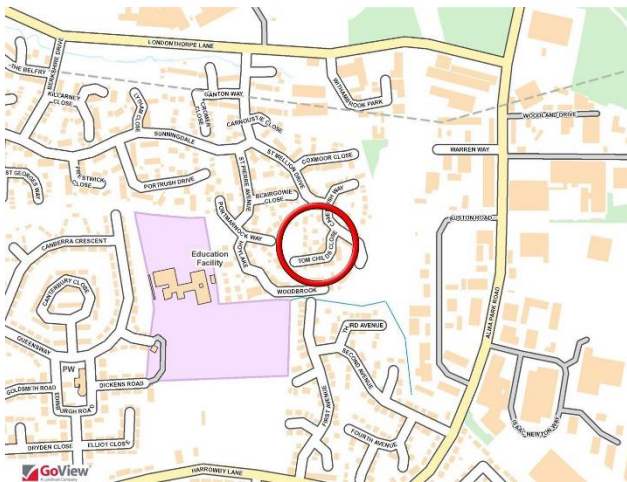
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

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



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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