



6 Jameston Close,  
Grantham. NG31 8WH



**Guide Price £320,000 to £330,000**

- Popular Residential Location
- Detached Family Home
- Lounge
- Open Plan Kitchen Diner
- Snug / Office
- Utility & Cloakroom
- Four Bedrooms
- Master with En-suite
- Family Bathroom
- Freehold - Energy Rating B



We are delighted to offer to the market this modern detached family home in a quiet no through road within walking distance of the Poplar Farm primary school within the development. The well presented accommodation extends to some 1,377 SQUARE FEET and has accommodation that comprises of Entrance hall, lounge, snug/study, an open plan kitchen/dining room overlooking the rear garden, utility room, cloakroom/WC, a master bedroom with an EN SUITE SHOWER ROOM, three further bedrooms and a family bathroom. A "B" rated energy performance certificate will ensure competitive heating costs. Outside there is driveway parking for up to three cars and a GARAGE. EARLY VIEWING IS RECOMMENDED.

## ACCOMMODATION

### ENTRANCE HALL

Having covered storm porch canopy over part glazed entrance door, stairs rising to the first floor, thermostat controls and radiator with cover.

### LOUNGE

3.48m x 5.00m (11'5" x 16'5")

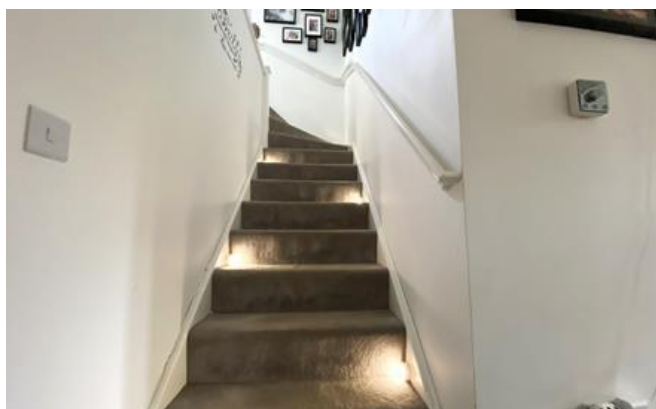
With uPVC double glazed window to the front aspect and radiator.

### STUDY / SNUG

2.62m x 2.86m (8'7" x 9'5")

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





## KITCHEN / DINING ROOM

3.68m x 5.84m (12'1" x 19'2")

With uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear with full height side panels and small windows, a spacious kitchen dining space offering an excellent range of base level cupboards and drawers with matching eye level cupboards, inset one and a half bowl stainless steel sink and drainer, induction hob with glass splashback, stainless steel extractor over and double electric oven beneath, integrated dishwasher, radiator, laminate flooring, down lighting and ample space for large American style fridge freezer.

## UTILITY ROOM

1.52m x 1.79m (5'0" x 5'11")

Having composite door to the garden, work surface with inset stainless steel sink and drainer with storage below, space and plumbing for washing machine and wall mounted gas fired boiler.

## CLOAKROOM

1.20m x 1.79m (3'11" x 5'11")

With pedestal wash basin, low level WC., tiling to walls, radiator, extractor, down lighting and laminate flooring.

## FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect, loft hatch access, smoke alarm and radiator.

## BEDROOM 1

2.83m x 3.81m (9'4" x 12'6")

Having uPVC double glazed window to the front aspect, built-in single and double wardrobe, radiator.

## EN SUITE SHOWER ROOM

0.00m x 0.00m (0'0" x 0'0")

Having double width shower cubicle with sliding door and mains fed shower within, pedestal wash basin and low level WC., radiator, extractor fan.

## BEDROOM 2

2.80m x 3.60m (9'2" x 11'10")

With uPVC double glazed window to the front aspect, fitted wardrobe with mirror fronted sliding doors, radiator.

### BEDROOM 3

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

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

### BEDROOM 4

2.66m x 3.10m (8'8" x 10'2")

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

### 4-PIECE BATHROOM

2.00m x 2.66m (6'7" x 8'8")

With uPVC obscure double glazed window to the rear aspect, fully tiled walk-in shower cubicle with mains fed shower within, pedestal wash basin and low level WC., half tiled wall, extractor, tiled floor, down lighting and radiator.

### OUTSIDE

A tarmac driveway provides ample off-road parking and leads to the single garage. To the front there is a lawned garden with established shrubs and footpath to the front entrance door.

There is a paved patio area across the foot of the garden with the remainder laid to lawn. There is also further hardstanding for a hot tub etc. The garden has outside lighting and power points and a timber gate leads onto the driveway.

### GARAGE

3.11m x 5.91m (10'2" x 19'5")

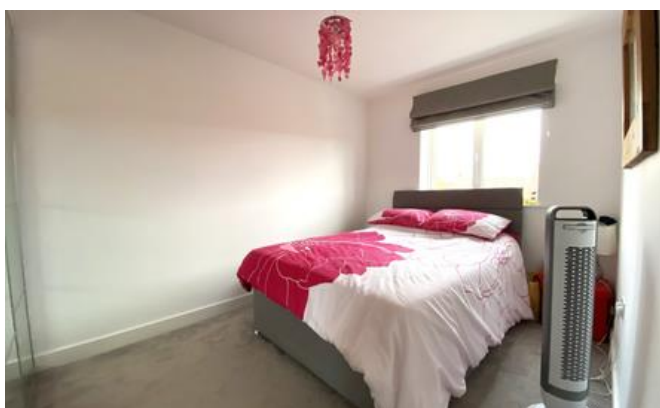
Having up-and-over door, light and power half obscure glazed uPVC door to the garden.

### SERVICES

Mains water, gas, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band D.





## DIRECTIONS

The property is best approached from leaving our High Street offices via Watergate taking the left turn at the traffic lights and proceeding over the roundabout adjacent to Asda onto the A52 Barrowby Road. At the roundabout take the right turn onto Pennine Way and right on to Balmoral Drive. Take the left turn onto Monmouth Way, left at the junction and right onto Jameston Close. The property is at the end on the left.

## GRANTHAM

The property is ideally situated for access to the A52 to Nottingham and A1 north. There are local shops closeby on Barrowby Gate including a Tesco Express and the Poplar Farm Primary School is within an easy walk as well as a veterinary practice.

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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Newton Fallowell  
68 High Street, Grantham, Lincs. NG31 6NR  
01476 591900  
grantham@newtonfallowell.co.uk