



16 Harrowby Lane, Harrowby,
Grantham. NG31 9HB



Guide Price £340,000 to £350,000

- Rural Location
- South Facing Garden
- Open Country Views
- Lounge With Open Fire
- Study / Office
- Open Plan Kitchen/Dining Room
- Sun Room
- Three Bedrooms
- Double Garage
- Freehold - Energy Rating E



**** GUIDE PRICE £340,000 to £350,000 ****

Only a stones throw from the schools and amenities of central Grantham yet enjoying a country position is this established semi-detached house that is set upon a plot that benefits from open countryside views to the south. The accommodation comprises of Entrance Hall/Utility Room, Large Kitchen Diner, Inner Hallway, Cloakroom, Study/Office, Sitting Room with working open fire, THREE BEDROOMS and a Family Bathroom. The property also benefits from uPVC double glazing and gas fired central heating. In 2022 the current owner replaced the roof, windows, fascias and downpipes as well as the central heating boiler in 2023. Viewing is strongly suggested to fully appreciate this individual family home.

Note

Over the last few years the property has had new uPVC double glazed windows and doors fitted, new fascias and downpipes, a new roof and a boiler fitted in 2023.

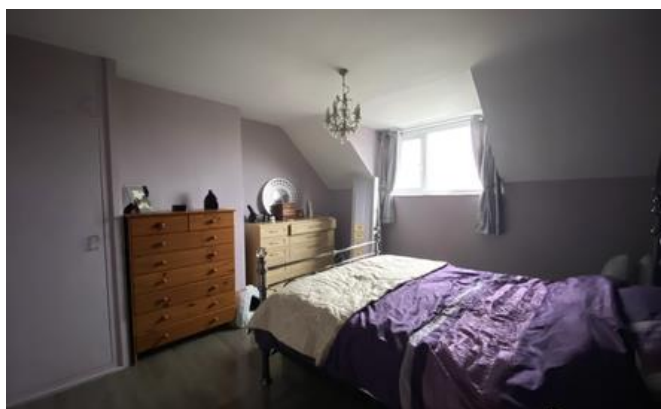
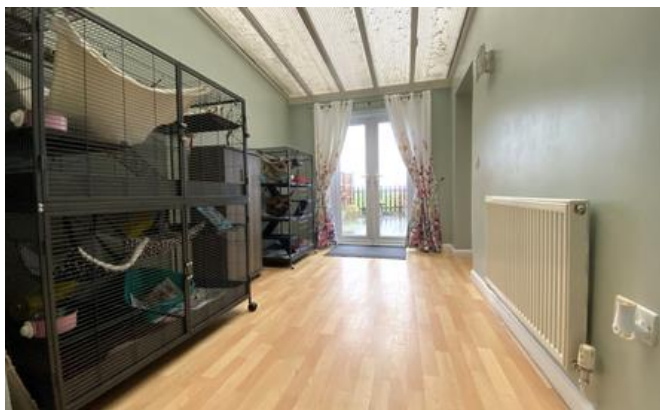
ACCOMMODATION

ENTRANCE HALL / UTILITY

2.06m x 2.37m (6'10" x 7'10")

With uPVC double glazed window to the front aspect, coat hanging space, work surface with inset circular stainless steel sink and drainer with mixer tap over and space and plumbing beneath for washing machine, cupboard storage, quarry tiled floor, tiled splashbacks and radiator.





CLOAKROOM

Having low level WC., wash basin and extractor.

STUDY / OFFICE

2.43m x 2.74m (8'0" x 9'0")

With uPVC double glazed window to the side aspect, radiator and laminate floor

INNER HALLWAY

With stairs off to the first floor.

SITTING ROOM

4.74m x 6.20m (15'7" x 20'4")

With uPVC double glazed bow window to the front aspect, working open fireplace, wood laminate floor and wall mounted LPG boiler.

KITCHEN / BREAKFAST ROOM

4.32m x 7.22m (14'2" x 23'8")

A spacious room with uPVC double glazed window to the side and rear aspect, a good range of base level cupboards and drawers with wine rack and matching eye level cupboards including glazed display cabinets, electric hob with stainless steel extractor over and double oven beneath, inset sink and drainer with high rise mixer tap over, space and plumbing for dishwasher, tiled floor, radiator.

SUN ROOM

2.41m x 3.60m (7'11" x 11'10")

Having archway to lounge, door to kitchen and uPVC double glazed French doors to the garden, radiator and laminate flooring.

FIRST FLOOR LANDING

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

With loft hatch access.

BEDROOM 1

3.47m x 3.85m (11'5" x 12'7")

With uPVC double glazed window to the rear aspect, radiator and engineered wood flooring.

BEDROOM 2

2.26m x 4.75m (7'5" x 15'7")

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

BEDROOM 3

2.39m x 2.81m (7'10" x 9'2")

With uPVC double glazed window to the side aspect, radiator and engineered wood flooring.

BATHROOM

2.11m x 2.39m (6'11" x 7'10")

With uPVC obscure double glazed window to the side aspect, low level WC., wash basin, 'P' shaped bath with electric shower over, radiator and tiled splashbacks.

OUTSIDE

The property is set back from the road with a generous concrete driveway leading to the two garages. There is also a lawned front garden and conifer hedging to the front boundary. At the rear there is a south facing mainly lawned garden affording open countryside views and having picket fencing to the boundaries.

DETACHED DOUBLE GARAGE

Both 4.92m x 2.31m (16'2" x 7'7")

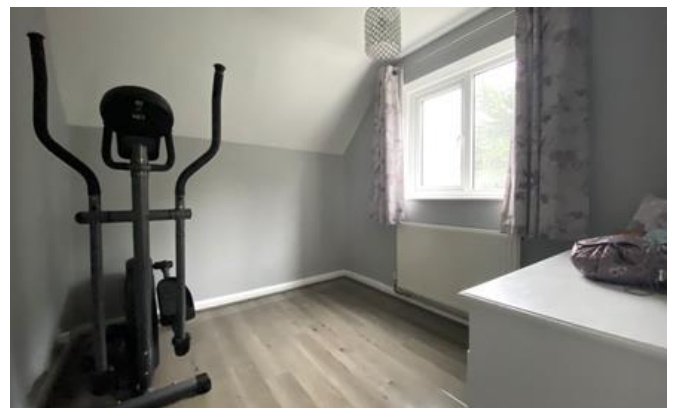
With twin timber doors.

SERVICES

Mains water, gas and electricity are connected. Drainage is to a septic tank.

DIRECTIONS

From High Street continue onto Watergate taking the right turn at the traffic lights following the one way system on to Broad Street and left on to Brook Street. At the Manthorpe Road traffic lights turn right onto Belton Lane and take the right turn onto Harrowby Lane. Follow the road out of town passing Newgate Lane on the left-hand side and the property is along on the right.





GRANTHAM

Although occupying a rural setting, the property is within easy access to excellent amenities further along Harrowby Road in Grantham including various shops, doctor's surgery, Tesco Express etc.

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. Some measurements are overall measurements and others are maximum measurements.

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

NOTE

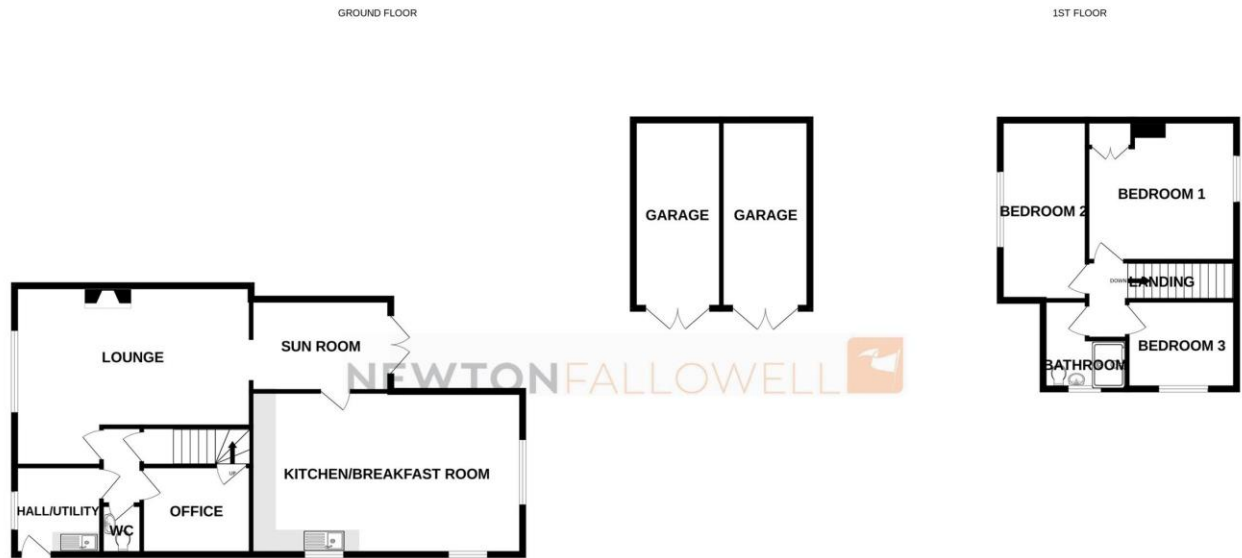
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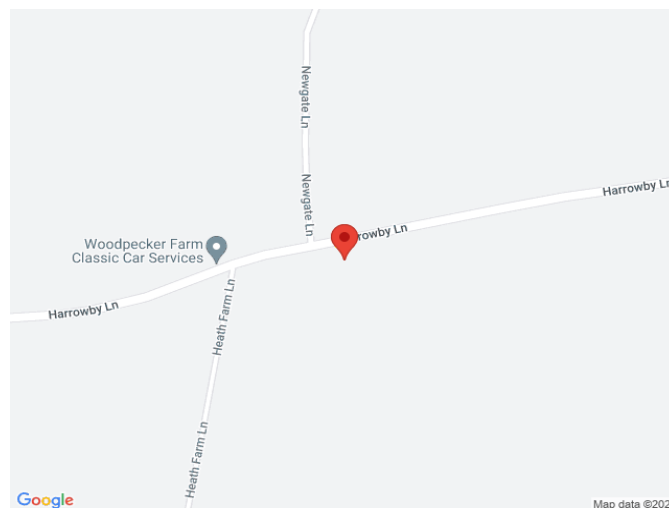
For more information please call in the office or telephone 01476 591900.



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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