



64 Hudson Way,  
Grantham. NG31 7BX



### Guide Price £185,000 to £195,000

- Modern Semi Detached House
- Popular Brambles Location
- Good Access To Station
- Cloakroom
- Kitchen/Dining Room
- Separate Lounge
- Three Bedrooms
- Family Bathroom
- Driveway & South Facing Garden
- Freehold – Energy Rating D



A well planned modern semi detached house situated on the popular Brambles estate and offering good access to a range of amenities including the nearby Station. The house is offered for sale with vacant possession and NO ONWARD CHAIN so should appeal to INVESTMENT and FIRST PURCHASERS alike. Entrance hall, ground floor cloakroom, kitchen/dining room, lounge overlooking the rear garden, THREE BEDROOMS and a family bathroom. Gas fired central heating and UPVC double glazing are fitted. Driveway parking for two cars and a private SOUTH FACING rear garden. Priced for an early sale.

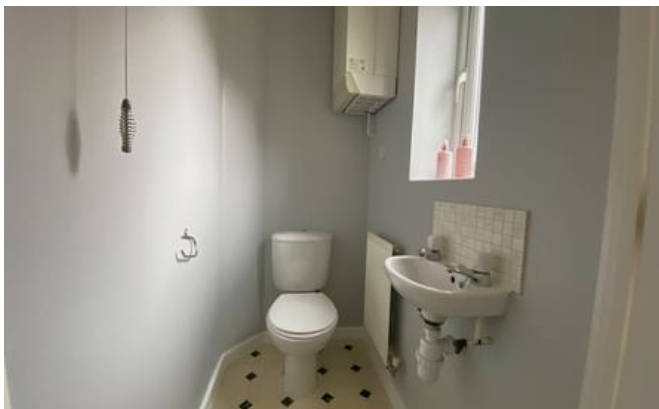
## ACCOMMODATION

### ENTRANCE HALL

Having half glazed entrance door, stairs rising to the first floor landing, radiator.

### CLOAKROOM/WC

With uPVC obscure double glazed window, low level WC., wash handbasin, radiator and gas fired central heating boiler.



## KITCHEN/DINING ROOM

3.52m x 4.16m (11'6" x 13'7")

Having a matching range of modern base cupboards with working surfaces over and eye level cupboards, stainless steel sink and drainer, integrated oven and gas hob with extractor over, tiled splashbacks, space and plumbing for washing machine, uPVC double glazed window to the front aspect.

## LOUNGE

3.51m x 4.50m (11'6" x 14'10")

A well proportioned room enjoying a southerly aspect overlooking the rear garden, having uPVC double glazed French doors to the garden, uPVC double glazed window to the rear aspect, two radiators and a useful under stairs storage cupboard.

## FIRST FLOOR LANDING

Having lost hatch access and radiator.

## BEDROOM 1

2.97m x 4.51m (9'8" x 14'10")

With two uPVC double glazed windows to the front elevation, built-in airing cupboard containing hot water cylinder, two radiators.

## BEDROOM 2

2.48m x 2.98m (8'1" x 9'10")

With uPVC double glazed window to the rear and radiator.

## BEDROOM 3

1.96m x 2.03m (6'5" x 6'8")

With uPVC double glazed window to the rear and radiator.

## BATHROOM

1.64m x 2.58m (5'5" x 8'6")

Having uPVC obscure double glazed window to the side aspect, containing a matching suite comprising panelled bath with electric shower and screen over, pedestal wash basin and low level WC., tiling to wet areas, shaver point and radiator.



## OUTSIDE

The property stands behind a small open-plan front garden with footpath to the front entrance door and a tarmac driveway offering off-road parking for two cars. There is also an outside tap and gated access to the rear garden. The south facing rear garden is of a fair size, laid generally to lawn, with fencing to the boundaries and a garden shed.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band B.

## DIRECTIONS

From High Street proceed south along London Road turning right on to Springfield Road, right on to The Brambles development and right into Hudson Way. Follow the road and the property is on the right-hand side.

## GRANTHAM

The property is close to town and the railway station. Amenities are available on Springfield Road including a local convenience store. Grantham is approximately 26 miles south of Lincoln and 24 miles east of Nottingham.

With its central UK location it is conveniently placed close to the A1 north-south and has main line station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets and a Saturday street market.

### 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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