



37 Kenilworth Road,  
Grantham. NG31 9TX



### Offers Over £220,000

- Popular Residential Area
- Semi-Detached Home
- Downstairs Open-plan Living
- FOUR Bedrooms
- Downstairs En Suite
- Family Bathroom
- Off-road Parking
- Corner Plot
- Outdoor Entertaining Space
- Freehold - Energy Rating C



If you have a passion for outdoor cooking and entertaining at home then this property could be just what you are looking for. We are delighted to offer to the market this extended semi-detached home. The property offers open plan living downstairs along with a FOURTH BEDROOM and an en-suite shower room. Upstairs you will find three further bedrooms and a family bathroom. Outside there is off road parking and a garden laid to lawn with a patio area. The real treat in the garden is the timber garden entertaining shack which has a seating area and fully functional PIZZA OVEN beneath a tiled roof - a perfect place for socialising with friends whatever the weather. To book your viewing call the office today.

## ACCOMMODATION

### ENTRANCE LOBBY

### LIVING KITCHEN DINER

4.50m x 7.10m (14'9" x 23'4")

An open-plan living space with uPVC half obscure double glazed door to the side aspect, uPVC double glazed window to the front aspect, door to the ground floor bedroom, white sink and drainer inset to work surface with mixer tap over, inset 5-ring electric hob with extractor over incorporating a breakfast bar seating area with storage cupboards and drawers below, cupboard storage with inset double oven and space for American style fridge freezer, integrated dishwasher, space and plumbing for washing machine, blue tooth music system and speakers.



## BEDROOM 4

2.70m x 2.90m (8'11" x 9'6")

With uPVC double glazed window to the side aspect, uPVC obscure double glazed door to the rear, radiator.

## EN SUITE

With pedestal wash basin, low level WC., shower cubicle with sliding door and mains fed shower within.

## FIRST FLOOR LANDING

With loft hatch access.

## BEDROOM 1

2.90m x 4.30m (9'6" x 14'1")

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

## BEDROOM 2

2.49m x 2.60m (8'2" x 8'6")

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

## BEDROOM 3

1.75m x 2.00m (5'8" x 6'7")

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

## BATHROOM

1.79m x 1.90m (5'11" x 6'2")

With uPVC obscure double glazed window to the rear aspect, panelled bath with electric shower within and glazed screen, pedestal wash handbasin and low level WC., downlighting, heated towel rail and mermaid boarding to the walls.

## OUTSIDE

To the front there is an open-plan lawn and small gravelled parking area which gives access through double timber gates to a gravelled parking area, lawned garden and borders. There is also a pedestrian gate. Also in the rear garden is a paved patio area which leads to an open **ENTERTAINING AREA**.



### ENTERTAINING AREA

Being open to the sides but covered with a pitched tiled roof and having a fully functioning pizza oven, covered seating space and outside lighting.

### SERVICES

Mains water, gas, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band B.

### 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 along taking the right turn on to Harrowby Lane. Follow this road over the roundabout until eventually taking the right turn on to Kenilworth Road. The property is on the right-hand side on the corner of Woburn Drive.

### GRANTHAM

There are local amenities on Harrowby Lane including a Tesco Express, a primary school closeby and a local bus service running along Kenilworth 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.

### 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



While every attempt has been made to ensure the accuracy of the floorplans 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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