

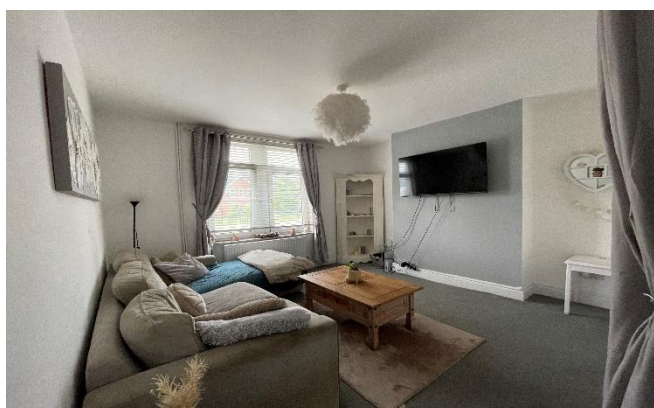
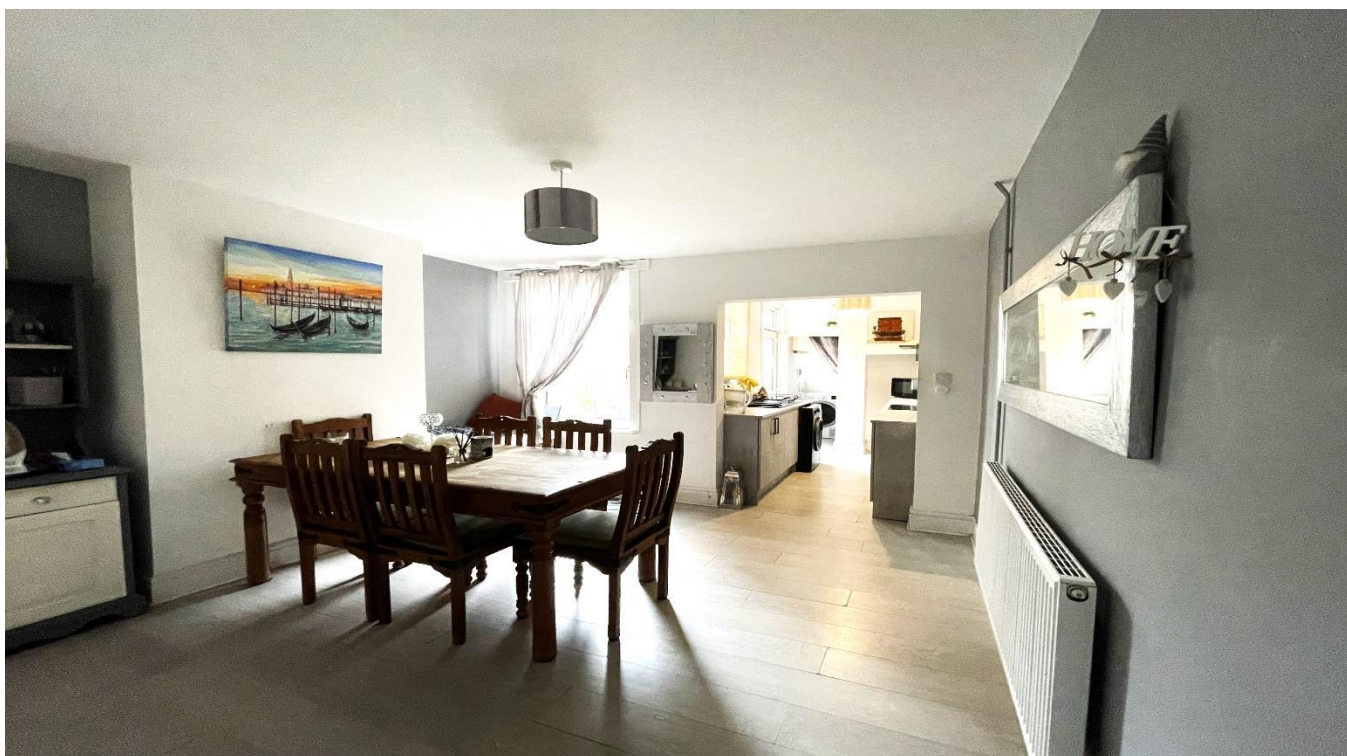


41 Springfield Road,
Grantham. NG31 7BD



£146,500

- Mid Terrace Property
- Ideal First Time Purchase/Investment
- Lounge
- Dining Room open to Kitchen
- Three Bedrooms
- Bathroom & Shower Room
- Rear Garden
- Gas Central Heating
- uPVC Double Glazing
- Freehold – Energy Rating D



A Mid Terrace property that would make an ideal First Time Purchase or Investment. The property, that is a short walk away from Grantham Train Station and even closer to local amenities, has accommodation that comprises of Side Entrance, Sitting Room, Dining Room open to Kitchen, ground floor bathroom, Three Bedrooms and a Shower Room. The property also has the added benefit of having Gas Central Heating and uPVC Double Glazing. To book your viewing call the office today.

ACCOMMODATION

SIDE ENTRANCE HALL

With uPVC entrance door, under stairs storage cupboard and stairs to the first floor.

LIVING ROOM

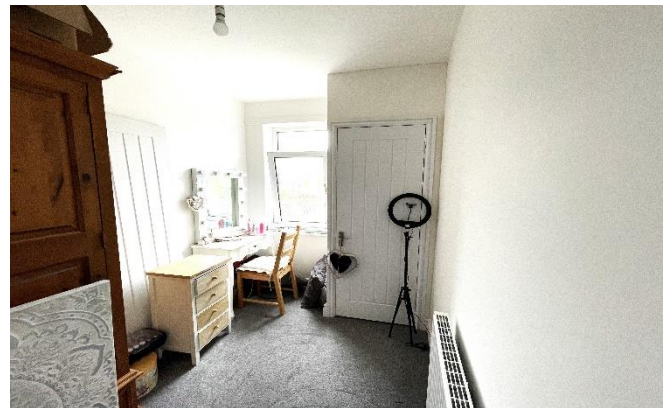
3.65m x 3.68m (12'0" x 12'1")

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

DINING ROOM

3.65m x 3.67m (12'0" x 12'0")

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



KITCHEN

1.97m x 2.85m (6'6" x 9'5")

With uPVC double glazed window to the side aspect, uPVC half obscure double glazed door to the side with transom window over, a range of base level cupboards and drawers with matching wall cupboards, work surfaces with inset one and a half bowl sink and drainer, inset ceramic hob with electric oven beneath, glass splashback and stainless steel chimney style extractor over, space and plumbing for washing machine.

REAR LOBBY

1.49m x 2.00m (4'11" x 6'7")

With uPVC double glazed window to the side.

BATHROOM

1.48m x 2.00m (4'11" x 6'7")

With uPVC obscure double glazed window to the side aspect, panelled bath with electric shower over and glazed screen, low level WC and wash basin with vanity storage beneath.

FIRST FLOOR LANDING

With loft hatch access.

BEDROOM 1

3.66m x 4.23m (12'0" x 13'11")

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

BEDROOM 2

2.48m x 3.00m (8'1" x 9'10")

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

BEDROOM 3

2.05m x 3.06m (6'8" x 10'0")

With uPVC double glazed window to the rear aspect, radiator and cupboard housing the gas fired boiler.

SHOWER ROOM

1.07m x 3.29m (3'6" x 10'10")

Having fully tiled shower cubicle with mains fed shower within, wash basin with vanity storage beneath and low level WC and ladder style heated towel radiator.



OUTSIDE

The side entrance door is approached by a shared passageway with No.39 and also leads through a gate to the rear garden. At the rear there is a good sized garden with a patio seating area and grass.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street proceed south along London Road turning right at the traffic lights opposite McDonalds onto Springfield Road (A607). The property is on the left-hand side between the turnings for Wilks Road and Hudson Way, which are on the right.

GRANTHAM

Local amenities are available along Springfield Road with a bus service to town close by and the railway station a short walk away.

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

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 here are not guaranteed and no guarantee as to their operability or efficiency can be given.
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