



1 Helmsley Road,
Grantham. NG31 8XF



Guide Price £260,000 to £270,000

- Modern Town House
- Corner Plot Position
- Accommodation Over 3 Floors
- Cloakroom
- Kitchen Diner
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Study / Bedroom 4
- Freehold – Energy Rating B



A nicely presented Semi-Detached House occupying a corner plot offering flexible and surprisingly spacious accommodation arranged over three floors. The ground floor comprises an entrance hall with cloakroom off, kitchen diner and a study/lounge/bedroom 4. At first floor level there is a comfortable lounge, double bedroom and bathroom whilst the second floor consists of two good sized bedrooms and an en suite shower room, also accessible from the landing. Outside there is a private enclosed rear garden with patio seating area, lawned garden and a pedestrian gate leading to the driveway and single garage. This property is ideally suited to the needs of a growing family and an early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL

With composite entrance door, stairs rising to the first floor, radiator and smoke alarm.

CLOAKROOM

Having pedestal wash basin, low level WC., radiator and extractor.

KITCHEN DINER

3.71m x 4.04m (12'2" x 13'4")

With two uPVC double glazed windows to the side aspect, uPVC double glazed French doors to the rear with full Length uPVC double glazed window to either side, an excellent range of base level cupboards and drawers with matching wall cupboards, work surfacing with inset stainless steel one and a half bowl sink and drainer, 4-ring gas hob with electric oven beneath and stainless steel splashback and chimney style extractor over, space and plumbing for washing machine.



DINING ROOM/STUDY/BED 4

2.89m x 4.04m (9'6" x 13'4")

Having two uPVC double glazed windows to the front and two uPVC double glazed windows to the side elevation, under stairs storage.

FIRST FLOOR LANDING

BEDROOM / LOUNGE

3.36m x 4.05m (11'0" x 13'4")

With two uPVC double glazed windows to the side aspect and two uPVC double glazed windows to the rear aspect, radiator.

BEDROOM TWO

2.64m extending to 3.28m x 4.04m (7'4" extending to 10'9" x 13'3")

With two uPVC double glazed windows to the front aspect and two uPVC double glazed windows to the side aspect, radiator.

BATHROOM

1.70m x 2.06m (5'7" x 6'10")

With uPVC obscure double glazed window to the side aspect, panelled bath, pedestal wash basin and low level WC., radiator.

SECOND FLOOR LANDING

Having airing cupboard housing hot water cylinder, radiator.

BEDROOM 3

2.64m maximum x 4.04m (8'7" maximum x 13'3")

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

MASTER BEDROOM

3.89m x 4.04m (12'10" x 13'4")

With uPVC double glazed window to the side and rear aspect, radiator and built-in storage cupboard.



EN SUITE

1.61m x 1.75m (5'4" x 5'8")

With uPVC obscure double glazed window to the side aspect, double width fully tiled shower cubicle with sliding glazed screen and mains fed shower within, pedestal wash basin and low level WC., radiator.

OUTSIDE

Steps with handrail lead up to the front entrance door. At the rear there is an attractive patio across the rear of the property with step and footpath leading to a timber gate at the rear onto the driveway and garage. There is also a raised lawn fully enclosed by brick walling and fencing.

GARAGE

2.68m x 5.35m (8'10" x 17'7")

With off-road parking in front, gated access to the rear garden and up-and-over door.

SERVICES

Mains water, gas, electricity and drainage are connected.

NOTE

There is a charge of approximately £80 per annum for maintenance of the shared common areas i.e. grass cutting etc.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

From High Street continue on to Watergate taking the left turn at the traffic lights, over the roundabout adjacent to Asda and on to the A52 Barrowby Road. At the roundabout take the right turn on to Pennine Way and on to Penrhyn Way. Take the left turn on to Helmsley Road and the property is immediately on the left-hand side.

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 a short walk.

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.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other details 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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