



146 Dudley Road,
Grantham. NG31 9AB



Guide Price £225,000 to £235,000

- Beautifully Presented
- Victorian Terrace Home
- Tiered Garden to the Rear
- River Views
- Kitchen Diner
- Sitting Room with Wood Burning Stove
- Utility Room
- Three Bedrooms
- Bathroom & En Suite
- Freehold – Energy Rating C



A beautifully presented mid terrace property with a tiered garden that runs down to the River Witham. The property, that is located a short walk from Grantham Train Station, has accommodation that comprises Entrance Hall, Kitchen Diner, Sitting Room with wood burning stove, Utility Room with WC, Three Bedrooms, the master with En-Suite and a family Bathroom. Internal viewing is highly recommend to appreciate. The property also has the added benefits of having Gas Central Heating and uPVC Double Glazing.

ACCOMMODATION

ENTRANCE HALL

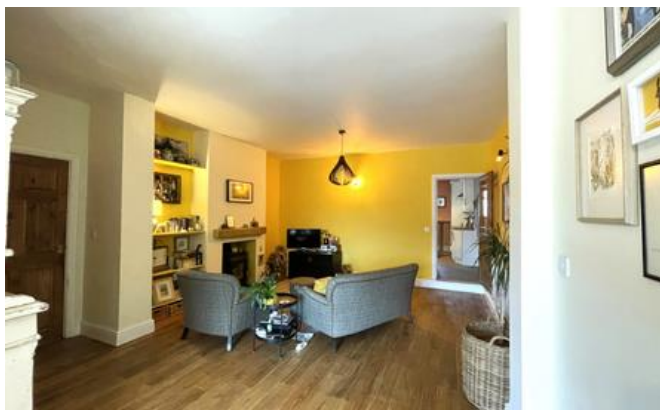
Having uPVC entrance door with transom window over, half glazed door to the inner hallway and half glazed door to the Kitchen Diner.

KITCHEN DINER

3.38m x 4.27m (11'1" x 14'0")

With uPVC double glazed window to the front aspect, an excellent range of modern base level cupboards and drawers with matching wall cupboards and under unit lighting, work surfacing within inset stainless steel one and a half bowl sink and drainer, inset 4-ring ceramic hob with double electric oven beneath and stainless steel chimney style extractor over, metro style tiled splashbacks, integrated fridge freezer, space and plumbing for dishwasher, wall mounted gas fired boiler, radiator, half glazed door to the lounge and stairs rising to the first floor.





LOUNGE

4.50m x 5.36m (14'10" x 17'7")

Having fireplace with inset wood burning stove on a tiled hearth with oak beam over, radiator and engineered solid oak floor.

DINING AREA

2.34m x 3.05m (7'8" x 10'0")

Having uPVC double glazed sliding patio doors to a decked seating area, continuation of the engineered solid oak floor, radiator and loft hatch.

INNER HALLWAY

Having doors to the lounge, utility room, basement room and the rear garden. There is also a radiator, tiled floor and storage cupboard.

UTILITY ROOM

1.96m x 2.82m (6'5" x 9'4")

Having uPVC double glazed window to the rear aspect, work surface with space and plumbing beneath for a washing machine or further under unit appliance, space for free standing fridge freezer, radiator, extractor and loft hatch access.

TOILET

With uPVC obscure double glazed window to the rear and low level WC.

BASEMENT ROOM

3.30m x 4.45m (10'10" x 14'7")

With cupboard housing the electricity meter and modern electrical consumer unit, radiator and extractor.

FIRST FLOOR LANDING

Having loft hatch access and radiator.

BEDROOM 1

3.45m x 4.47m (11'4" x 14'8")

Having two uPVC double glazed windows to the front aspect, built-in over stairs wardrobe and two radiators.

EN SUITE SHOWER ROOM

With uPVC obscure double glazed window to the front aspect, fully tiled shower cubicle with mains fed shower within and sliding glazed screen, pedestal wash basin and low level WC., fully tiled walls, ladder style heated towel radiator, down lighting.

BEDROOM 2

2.69m x 3.43m (8'10" x 11'4")

With uPVC double glazed window to the rear overlooking the generous garden and the river beyond, radiator.

BEDROOM 3

1.68m x 2.36m (5'6" x 7'8")

With uPVC double glazed window to the rear aspect also affording views over the garden and beyond, radiator, laminate flooring.

4-PIECE BATHROOM

With uPVC obscure double glazed window to the rear aspect, chrome heated ladder style radiator, tiled flooring, fully tiled walls, recessed spotlighting, loft hatch access and a 4-piece white suite comprising low level WC, wash handbasin, free-standing roll top double ended bath with central taps and over sized fully tiled shower cubicle with electric shower within and sliding glazed shower screen.

OUTSIDE

Leading from the property there is a good sized decked seating area with outside lighting and covered storage beneath. The garden is of a generous size with various levels including gravelled areas and lawn with mature trees and runs down to the River Witham.

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, over the traffic lights adjacent to the Sir Isaac Newton statue, past Sainsburys and taking the left turn at the next traffic lights on to Bridge End Road (A52). Take the left turn on to Harrowby Road then take the third left turn on to St Anne's Road. The property is at the junction, immediately opposite, on Dudley Road.

GRANTHAM

The property is situated within easy walking distance of the town centre with all its amenities and the railway station.

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.

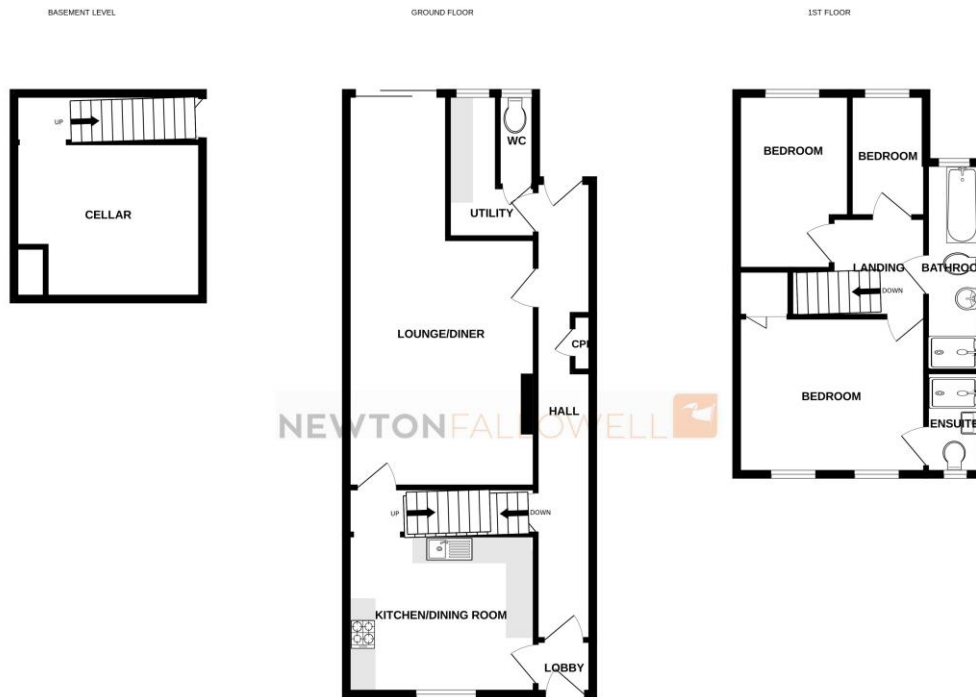
NOTE

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



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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Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk