



39 Swinegate,  
Grantham. NG31 6RL



**For Sale By Modern Method Of Auction - Guide Price £170,000**

- Grade II Listed
- Sitting Room
- Living Room
- Dining Room
- Kitchen
- Cellar
- 5 Bedrooms
- Bathroom & Separate WC
- Courtyard Style Garden
- Freehold - EPC Exempt





**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000**

A Grade II Listed home located a stone's throw from the town centre and located at the foot of St Wulfram's Church. The property accommodation comprise Entrance Hallway, Lounge, Dining Room, Breakfast Room, Kitchen and Cellar. To the first floor you will find Two Double Bedrooms and a Bathroom and on the second floor there are a further Two Bedrooms. To the rear there is a courtyard garden that is split into two via an arch. This property really needs to be viewed to appreciate its size and location. To book your viewing call the office today.

## ACCOMMODATION

### CENTRAL HALLWAY

Having tiled floor, electric storage heater, stairs to the first floor and glazed rear door to courtyard garden.

### SITTING ROOM

3.59m x 4.80m (11'10" x 15'8")

Having secondary double glazed sash window and electric storage heater.

### SITTING ROOM 2

3.20m x 4.80m (10'6" x 15'8")

Having secondary double glazed sash window, electric fire with marble style hearth and wooden surround, electric storage heater.







## DINING ROOM

2.39m x 5.11m (7'10" x 16'10")

Having window to the side aspect and electric storage heater.

## KITCHEN

2.30m x 2.90m (7'6" x 9'6")

With window to the rear aspect, base level cupboards and drawers with matching wall cupboards, stainless steel sink and drainer, space and plumbing for washing machine, tiled floor.

## CELLAR

3.60m x 4.90m (11'10" x 16'1")

With lighting.

## FIRST FLOOR LANDING

Having secondary double glazed window to the rear aspect and stairs to the second floor.

## BEDROOM 1

3.90m x 5.10m (12'10" x 16'8")

Having secondary double glazed sash window, electric storage heater and feature fireplace.

## BEDROOM 2

2.90m x 5.10m (9'6" x 16'8")

With secondary double glazed sash window to the side aspect, electric storage heater and feature fireplace.

## STUDY

2.50m x 5.10m (8'2" x 16'8")

With window to the side aspect and electric storage heater.

## BATHROOM

2.50m x 3.14m (8'2" x 10'4")

Having window to the rear aspect, electric storage heater, panelled bath with electric shower over, pedestal wash basin and extractor.



## CLOAKROOM

With window to the rear aspect, low level WC and wash basin.

## SECOND FLOOR LANDING

With window to the rear aspect and storage cupboard.

## BEDROOM 3

3.63m x 4.10m maximum (11'10" x 13'5" maximum)

## BEDROOM 4

4.00m x 4.10m (13'1" x 13'6")

## OUTSIDE

There is a courtyard style low maintenance garden with a variety of shrubs, trees and raised borders, with views of St Wulfram's Church spire. There is also a brick store and outside WC.

## HISTORY

'Easton House' - The Home of Mr J Newman and incorporating an Insurance Plaque, this house appears to be named after the Revd. Thomas Easton, M.A. who was vicar of this parish for 25 years. He died on the 27th July 1817 and is buried near the font in St Wulfram's Church. The 'Sun Fire' insurance plaque is in respect of a policy for £200 and is numbered 168251 and dated April 1759.

The house is built of typical Georgian brick and there are photographs in existence showing the house with two dormer windows, but now sadly, replaced by glass pantiles.

## SERVICES

Mains water, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band D.





## DIRECTIONS

If accessing on foot, the property is situated fronting onto the footpath to St Wulfram's Church. If accessing by car, park in the large Watergate carpark and on foot proceed south to Vine Street, turning left onto Swinegate and the property can be located on the right.

## GRANTHAM

The property is situated very close to everything Grantham has to offer including Wyndham Park, schools and supermarkets.

Grantham is an historic market town conveniently located with excellent transport links.

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 7

## 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.



## **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

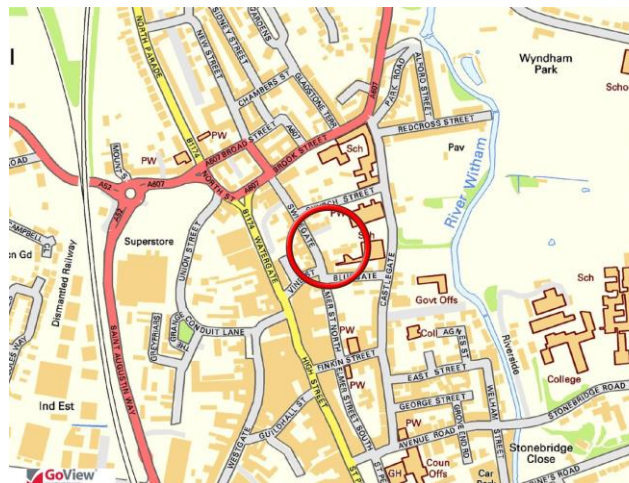
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



# 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.  
Made with Metroplex ©2024.



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