



5 Arundel Drive,
Grantham. NG31 8WN



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£380,000

- David Wilson Built
- Former Show House
- Approx. 1,500 square feet
- Cloakroom/WC
- Impressive Kitchen/Breakfast Room
- Utility Room
- Lounge & Study
- Four Generous Bedrooms
- Two Bathrooms
- Freehold - Energy Rating B



A well kept David Wilson built former show home of their popular Holden design and in an ideal position and within walking distance of POPLAR FARM SCHOOL. The accommodation benefits from various additional features and extends to approximately 1500 square feet internal floor area. There is a welcoming entrance hall with a cloakroom/WC off, study/snug, spacious lounge with a bay window and a lovely open plan kitchen/living room with a lovely wide bay pod overlooking the rear garden. The ground floor layout is completed by a useful utility room. At first floor level you will find a galleried landing and FOUR GENEROUS BEDROOMS, each with fitted wardrobes, an en suite shower room and family bathroom. Gas fired central heating, uPVC double glazing and an intruder alarm are installed. Pleasant rear garden with a wide terrace, ample driveway parking and a good sized single GARAGE. Offered for sale with NO ONWARD CHAIN.

ACCOMMODATION

ENTRANCE HALL

Having half obscure double glazed entrance door, radiator, alarm control panel, smoke alarm and stairs rising to the first floor.

CLOAKROOM

1.52m x 1.57m (5'0" x 5'2")

With uPVC obscure double glazed window to the side elevation, a 2-piece suite comprising wash basin and low level WC., radiator, recessed LED lighting, Amtico flooring and a generous under stairs cupboard which houses the modern electrical consumer unit.





LOUNGE

3.71m x 5.36m (12'2" x 17'7")

Having uPVC double glazed bay window to the front overlooking a green space, LED lighting and two radiators.

STUDY

2.34m x 2.90m (7'8" x 9'6")

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

KITCHEN / DINING ROOM

4.29m x 6.10m (14'1" x 20'0")

An impressive family space having uPVC double glazed window to the rear elevation, uPVC double glazed walk-in bay with French doors to the garden and uPVC double glazed windows to either side forming a light airy room. It offers a good range of base level cupboards and drawers with built-in wine cooler and matching eye level units including glazed display cabinets, Amtico flooring, two radiators, built-in fridge freezer, built-in AEG stainless steel electric double oven, built-in AEG dishwasher, AEG induction hob with granite splashback and stainless steel AEG extractor over, granite work surfacing with inset stainless steel one and a half bowl sink and drainer, LED spotlighting, LED countertop lighting and LED kick plate lighting.

UTILITY ROOM

1.60m x 2.51m (5'2" x 8'2")

Having half obscure double glazed door to the garden, granite work surface with stainless steel sink and drainer with mixer tap over, a range of eye and base level units, space for further under unit appliance, wall mounted gas fired Ideal Logic central heating boiler set within cupboard, Amtico flooring, radiator.

FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, loft hatch access, airing cupboard with over-sized pressurised hot water tank and shelf storage, radiator and smoke alarm.

BEDROOM 1

3.73m x 3.96m (12'2" x 13'0")

With uPVC double glazed window overlooking the green space, two ranges of built-in wardrobes, radiator and LED spotlighting.

EN SUITE

1.37m x 2.16m (4'6" x 7'1")

Having uPVC obscure double glazed window to the side elevation, white suite comprising fully tiled shower cubicle with sliding glazed shower scree and mains fed shower within, wash basin and low level WC., tiled floor, heated towel radiator, LED spotlighting, tiling to walls.

BEDROOM 2

3.10m x 3.91m (10'2" x 12'10")

Having tw uPVC double glazed windows to the rear elevation, double built-in wardrobe with sliding doors and single radiator.

BEDROOM 3

2.87m x 4.04m (9'5" x 13'4")

Having two uPVC double glazed window to the front elevation overlooking the green space, double built-in wardrobe and radiator.

BEDROOM 4

2.29m x 3.12m (7'6" x 10'2")

With uPVC double glazed window to the rear elevation, built-in double wardrobe and radiator.

FAMILY BATHROOM

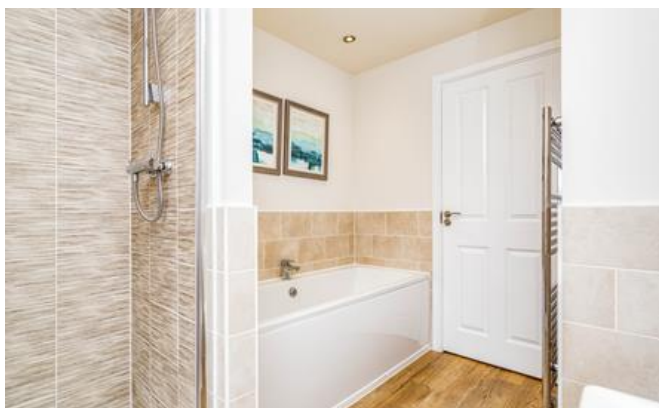
2.29m x 2.67m (7'6" x 8'10")

Having uPVC obscure double glazed window to the rear elevation, suite comprising double ended panelled bath with mixer tap over, fully tiled shower cubicle with folding glazed screen and mains fed shower within, low level WC and wash basin, extractor fan, Amtico flooring, LED spotlighting and heated towel radiator.

Note

Most/all chandeliers are not included in the sale. A selection of window fittings such as curtains, tracks and blinds are included in the sale.

OUTSIDE



There is a tarmac driveway providing driveway parking for 2-3 cars and leading to the garage. There is an area of mature shrubs to the front with pathway and steps up to the front entrance door with a brick boundary wall with wrought iron railings. There is also outside security lighting. A timber gate beside the garage leads to the rear garden. At the rear there is an upgraded full width patio, with outside tap, grass, raised flower beds, ornamental trees and walls and fencing to the boundaries.

GARAGE

3.18m x 6.20m (10'5" x 20'4")

With up-and-over door, power and lighting and eaves storage space.

SERVICE CHARGE

We understand there may be a nominal service charge to cover maintenance of common garden areas/landscaping of the estate.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band E.

DIRECTIONS

From High Street continue onto Watergate taking the left turn at the traffic lights and continuing over the roundabout adjacent to Asda onto Barrowby Road (A52). At the next roundabout turn right onto Pennine Way then right onto Arundel Drive and the property is on the left-hand side.

GRANTHAM

The property is a short walk from Poplar Farm Primary School, a veterinary practice and a local steakhouse. Local amenities are available close by on Barrowby Gate to include day nursery, Tesco Express, pharmacy etc.

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.

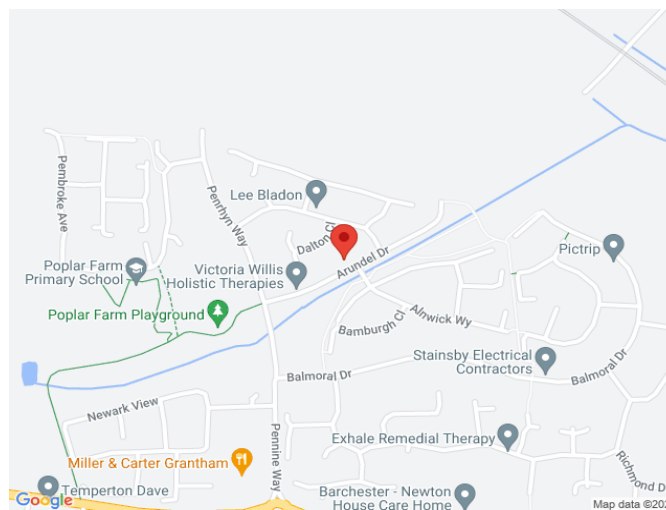
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For more information please call in the office or telephone 01476 591900.

Floorplan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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