



20 School Lane,
Old Somerby, NG33 4AH



£185,000

- Mature Semi Detached House
- Popular Village
- Two Storey Extension
- Hall & Lounge
- Kitchen/Dining Room
- Conservatory
- Utility/WC
- Three Bedrooms
- Ample Parking & Gardens
- Energy Rating D



A mature ex Local Authority end terraced house in a popular village just to the south east of Grantham and within only a few minutes of the town's many amenities. The house is now in need of a few improvements but benefits from a substantial two storey extension which helps provide deceptively spacious family accommodation comprising as follows: Entrance hall, lounge, kitchen/dining room, conservatory, utility/WC, THREE BEDROOMS and a generous first floor bathroom with both a corner bath and shower cubicle. There is ample off road parking to the front of the house and a good sized west facing rear garden. NO ONWARD CHAIN.

ACCOMMODATION

ENTRANCE HALL

With uPVC entrance door, stairs off to the first floor, laminate flooring, uPVC double glazed window to the front elevation.

LOUNGE

3.63m x 4.25m (11'11" x 13'11")

With uPVC double glazed window to the front elevation, radiator, laminate flooring, coving and under stairs storage cupboard.



KITCHEN/DINING ROOM

2.86m x 4.27m (9'4" x 14'0") plus 1.79m x 2.98m (5'10" x 9'9")

An open-plan 'L' shaped kitchen/diner having a range of base cupboards, work surfaces and wall cupboards, stainless steel one and a half bowl sink inset sink and drainer, inset oven and hob with extractor over, tiled splashbacks, space and plumbing for dishwasher, tiled floor, spotlights and uPVC double glazed window to the side and rear elevations.

CONSERVATORY

2.37m x 4.71m (7'10" x 15'6")

Of uPVC construction with sliding patio doors to the rear and glazed French door to the side, radiator.

CLOAKROOM/UTILITY ROOM

1.82m x 2.20m (6'0" x 7'2")

Having separate low level WC and wash basin, radiator, tiled floor, spotlights, space and plumbing for washing machine.

FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, loft hatch access and radiator.

BEDROOM 1

2.69m x 4.27m (8'10" x 14'0")

With uPVC double glazed window to the front aspect, radiator, wardrobes with sliding cloth doors and over stairs recess.

BEDROOM 2

2.01m x 4.82m (6'7" x 15'10")

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

BEDROOM 3

2.08m x 2.88m (6'10" x 9'5")

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



BATHROOM

2.57m x 2.66m (8'5" x 8'8")

A generous sized bathroom containing a suite of corner bath, separate shower cubicle, pedestal wash handbasin and low level WC., half tiled walls, chrome heated towel rail, extractor fan and uPVC obscure double glazed window to the rear aspect.

OUTSIDE

The property stands behind a front garden laid generally to vehicular hardstanding with gravel and concrete driveways extending to the side of the house. The rear garden is laid to lawn with hedging and fencing to the boundaries.

RIGHT-OF-WAY

There is pedestrian access over the rear of the property in favour of the neighbouring property.

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating is installed though the boiler is understood to be not working and in need of repair/replacement.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street head south along St Peters Hill and London Road and take the left turn on to Bridge End Road (A52), on to Somerby Hill and over the High Dyke roundabout on to the B1176. Take the left turn on to School Lane and take the right turn also in to School Lane. The property is on the right-hand side.

OLD SOMERBY

Old Somerby is situated approximately 3 miles east of Grantham. Grantham has several supermarkets and 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.

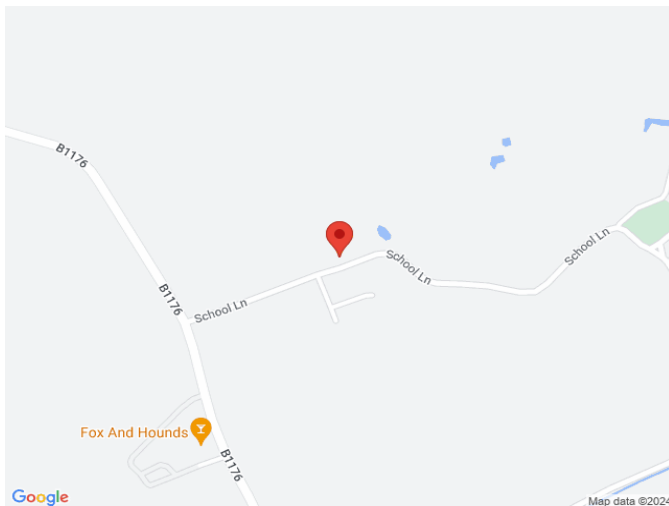
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the fixtures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown here are not intended to be guaranteed and to their operability or efficiency can be given. [View with Mortgage Calculator](#)



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.



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