



39 Springfield Road,
Grantham. NG31 7BD



Guide Price £140,000 to £150,000

- Ideal Terraced Home
- Suite First Time Buyer or Investor
- Lounge with multi fuel stove
- Open-plan Kitchen Diner
- Dining Area with multi fuel stove
- Downstairs WC
- Three Double Bedrooms
- Family Bathroom
- Garden Not Yard
- Freehold - Energy Rating E



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We are delighted to offer this well presented Victorian mid terraced home, ideal for both first-time buyers and investors. The property accommodation consists of Side Entrance to Inner Hallway, Lounge with Multi fuel burning stove, Kitchen Diner also with Multi fuel burning stove, Utility area and downstairs WC. Upstairs there are Two Double Bedrooms and an Attic Room which is currently used as a bedroom/office. There is also a family Shower room which has a walk-in shower. Early Viewing is highly recommended to appreciate the size and presentation of this property.

ACCOMMODATION

SIDE ENTRANCE HALL

Accessed via a shared passageway with No.39 and having stairs rising to the first floor.

LOUNGE

3.32m x 3.58m (10'11" x 11'8")

With uPVC double glazed window to the front aspect, feature brick fireplace with multi fuel stove within, attractive painted floorboards and radiator.



DINING ROOM

3.34m x 3.65m (11'0" x 12'0")

With uPVC double glazed window to the rear aspect, a further feature brick fireplace with inset multi fuel stove, storage cupboards, tiled floor and radiator.

KITCHEN

1.99m x 2.80m (6'6" x 9'2")

Having uPVC double glazed window to the side aspect, uPVC half double glazed door to the side aspect, a good range of base level cupboards and drawers with matching eye level cupboards and under unit lighting, work surfacing with inset stainless steel one and a half bowl sink and drainer with high rise mixer tap over, inset oven with 4-ring gas hob over, stainless steel splashback and stainless steel chimney style extractor above, quarry tiled floor.

UTILITY

1.35m x 1.99m (4'5" x 6'6")

With uPVC double glazed window to the side aspect, work surface with space and plumbing beneath for washing machine and dishwasher, tiled floor.

WC

1.58m x 1.99m (5'2" x 6'6")

With uPVC obscure double glazed window to the side aspect, low level WC., extractor, tiled floor.

FIRST FLOOR LANDING

With stairs to the second floor.

BEDROOM 1

3.63m x 4.20m (11'11" x 13'10")

With uPVC double glazed window to the front aspect, attractive painted floorboards, radiator.

BEDROOM 2

3.00m x 3.63m (9'10" x 11'11")

With uPVC double glazed window to the rear aspect, attractive painted floorboards.



SHOWER ROOM

1.97m x 3.05m (6'6" x 10'0")

Having uPVC obscure double glazed window to the rear aspect, a fully tiled oversized walk-in shower cubicle, wash basin inset to vanity unit with storage beneath, low level WC., tiling to walls, heated towel radiator.

ATTIC BEDROOM 3

4.21m x 4.24m (13'10" x 13'11")

With Velux style window to the roofline.

OUTSIDE

There is a good sized rear garden with a block paved patio area and footpath leading to an outbuilding. The garden is private with fencing to the boundaries, with a border of shrubs along one side and a timber gate leading to the shared passageway.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street continue heading south along London Road passing B&Q on the right-hand side and turning right at the next traffic lights on to Springfield Road itself. The property is on the left just past the turning for Walton Gardens.

GRANTHAM

Local amenities are available along Springfield Road including a convenience store close by and a bus service to town.

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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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 quantity or efficiency can be given.
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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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