



22 Hall Close,  
Ropsley, NG33 4BS



**Guide Price £200,000 to £215,000**

- End Terrace House
- Popular Village
- Ground Floor Cloakroom
- Lounge
- Kitchen / Dining Room
- Three Bedrooms
- Bathroom & En Suite
- Garage Converted to Home Office
- No Chain
- Freehold – Energy Rating D





A modern end terrace house situated in a popular village location and offered for sale with vacant possession and no onward chain. The property has been well maintained and improved and offers comfortable living space comprising as follows: Entrance hall, cloakroom/WC, lounge with bay window, kitchen/dining room, master bedroom with an en suite shower room, two further bedrooms and a family bathroom. Oil fired central heating and uPVC double glazing are installed and the original GARAGE has been converted to provide a useful home office/hobbies room whilst retaining some general storage space. Driveway parking for two cars. Viewing recommended.

## ACCOMMODATION

### ENTRANCE

Having tiled porch canopy over and half glazed door to the entrance hall.

### ENTRANCE HALL

With uPVC double glazed window to the side elevation, central heating thermostat, radiator, coving, laminate floor and staircase off to the first floor.

### CLOAKROOM/WC

Having low level WC and wash basin, radiator and uPVC obscure double glazed window to the front elevation.







## LOUNGE

3.79m x 4.91m (12'5" x 16'1")

With uPVC double glazed box bay window to the front elevation, feature marble style fireplace with inset coal effect fire, coving, radiator and shelved under stairs storage cupboard also housing the electricity consumer unit.

## KITCHEN/DINING ROOM

3.01m x 4.75m (9'11" x 15'7")

Tastefully refitted with a range of base cupboards with wooden working surfaces over and matching eye level cupboards, inset one and a half bowl stainless steel sink and drainer with mixer tap, built-in oven with glass splashback, ceramic hob and stainless steel extractor over, space and plumbing for washing machine, integrated dishwasher, tiled splashbacks, radiator, coving, spotlights, Wallstar oil fired boiler, uPVC double glazed window to the rear elevation and uPVC double glazed French doors to the garden.

## FIRST FLOOR LANDING

Having uPVC double glazed window to the side elevation, built-in airing cupboard containing insulated water cylinder and electric immersion heater, loft hatch access.

## BEDROOM 1

3.23m x 3.85m (10'7" x 12'7")

With uPVC double glazed window to the front elevation giving views over the estate, radiator.

## EN SUITE SHOWER ROOM

2.02m x 2.69m (6'7" x 8'10")

Tastefully refitted to include a shower cubicle with electric shower within and folding screen door, wash handbasin with vanity storage beneath and WC with concealed cistern and countertop space above, half tiled walls, electric shaver point, chromed heated towel rail, extractor fan and uPVC obscure double glazed window to the front and side elevation

## BEDROOM 2

2.24m x 2.67m (7'4" x 8'10")

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

## BEDROOM 3

2.02m x 2.25m (6'7" x 7'5")

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

## BATHROOM

1.68m x 1.97m (5'6" x 6'6")

Also refitted with a white suite comprising panelled bath with mixer tap and shower attachment over, wash basin with vanity storage beneath also incorporating WC with concealed cistern and countertop space, chromed heated towel rail, tiling to wet areas, extractor fan and mirror.

## OUTSIDE

There is an open-plan front garden with hazel bush, rosemary and lavender. A tarmac driveway gives off-road parking for three vehicles and leads to a garage (see below). There is gated side access to the rear garden which enjoys a good level of privacy and is not overlooked from the rear. It is paved with brick retaining wall and screened plastic oil storage tank. There is also an outside tap.

## OFFICE/HOBBIES

2.41m x 3.69m (7'11" x 12'1")

Having uPVC double glazed window to the side elevation, and electric light and power connected.

## STORE

1.50m x 2.66m (4'11" x 8'8")

With up-and-over door and door to the garden, lighting and power.

## SERVICES

Mains water, electricity and drainage are connected. The property has oil fired central heating.

## COUNCIL TAX

The property is in Council Tax Band B.

## DIRECTIONS

From High Street proceed south taking the left turn at the traffic lights adjacent to McDonalds on to Bridge End Road, continuing up Somerby Hill and at the roundabout take the left turn continuing along the A52. Take the right turn as signposted to Ropsley and proceed down the hill into the village before taking the first turning on the right into Chapel Hill. Follow the road taking the left turn into Hall Close following the road and the property can be found at the far end of the cul-de-sac on the right.





## ROPSLEY

The village of Ropsley is approximately 5 miles east of Grantham and has its own primary school (Ropsley Church of England Primary School). The village hall offers a community space with football and cricket pitches, basketball court as well as a playground. A short drive away is the town of Grantham which offers a vast array of amenities including several supermarkets and main line rail service to London King's Cross. From Grantham there is easy access to the A1 both north and south and the A52 to Nottingham. 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 herein, measurements of doors, windows, rooms and site other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Drawn with AutoCAD 2024



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