



9 Welby Gardens,  
Grantham. NG31 8BN



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**£415,000**

- Prime Location
- Easy Walk Town Centre & Kings School
- Reception Hall & WC
- Spacious Living Room
- Separate Dining Room
- Kitchen/Breakfast Room & Utility
- Three Bedrooms & Bathroom
- Attached Garage
- Private West Facing Garden
- Freehold – Energy Rating D



Welby Gardens is a prime location situated just off the town centre and a residential oasis within walking distance of many amenities including the nearby King's School. The property offers comfortable living space together with a private west facing rear garden. There is reception hall with a cloakroom/WC off, good sized lounge, a separate dining room and kitchen/breakfast room with a utility room off linking to an attached garage. The bedroom accommodation comprises a single ground floor room currently used as a study and two double rooms on the first floor with a central bathroom. Welby Gardens has long been regarded as one of the town's premier locations and a thriving community in its own right. There is a central grassed and wooded enclosure where summer activities and events are often held.

## ACCOMMODATION

### RECEPTION HALL

5.02m x 2.79m (16'6" x 9'2")

Having uPVC glazed double entrance doors, staircase off to the first floor, under stairs storage cupboard, radiator, coving and glazed door to the living room.

### CLOAKROOM/WC

With low level WC., coving, tiled floor and uPVC obscure double glazed window to the rear elevation.



### LIVING ROOM

6.83m x 3.52m (22'5" x 11'6")

A spacious well proportioned room with a uPVC double glazed window to the front elevation and a wide uPVC double glazed bow window overlooking the rear garden, marble style fireplace and surround with inset coal effect fire, coving, radiator and wall lights.

### DINING ROOM

4.14m x 2.78m (13'7" x 9'1")

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

### STUDY/BEDROOM 3

2.54m x 1.76m (8'4" x 5'10")

Having uPVC double glazed window to the rear elevation, radiator and coving.

### KITCHEN/BREAKFAST ROOM

4.13m x 3.64m (13'6" x 11'11")

Comprehensively fitted with a range of white base cupboards with working surfaces over and matching eye level cupboards, inset one and a half bowl Asterite type sink and drainer, two integrated Bosch electric ovens, gas hob with cooker hood over, tiled floor, coving, tiled splashbacks and radiator.

### UTILITY ROOM

2.42m x 1.69m (7'11" x 5'6")

Having space and plumbing for washing machine, work surface, oak fronted wall cupboards, radiator, coving, door to the garage, uPVC double glazed window to the rear and external uPVC door to the garden.

### FIRST FLOOR LANDING

Having a shelved airing cupboard, Velux type rooflight and loft access to roof space.

### BEDROOM 1

3.54m x 3.30m (11'7" x 10'10")

With uPVC double glazed window to the rear elevation, built-in wardrobe with louvered timber doors, eaves cupboard and radiator.

### BEDROOM 2

4.02m x 2.90m (13'2" x 9'6")

Having uPVC double glazed window to the side elevation, eaves storage cupboard and radiator.



## BATHROOM

2.25m x 2.11m (7'5" x 6'11")

Containing a white suite comprising panelled bath with mains shower and screen over, wash basin with vanity storage beneath and low level WC., shaver socket, extractor fan, radiator, electrically heated towel rail, part tiled walls, coving and uPVC obscure double glazed window to the front elevation.

## OUTSIDE

The property stands behind a fenced front garden with gravel, shrubs and pathways, Cherry tree and double metal gates and gated side access to the rear garden. The rear garden is of a fair size and enjoys a good level of privacy, being generally west facing. It comprises lawn, patio, gravelled area, outside lighting, garden tap and a timber garden shed.

## GARAGE

5.13m x 2.46m (16'10" x 8'1")

Having up-and-over door, electric light and power connected, Viessmann wall mounted gas fired combination boiler.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band D.

## DIRECTIONS

From High Street continue onto Watergate following the one-way system turning right at the traffic lights onto Broad Street then left onto Brook Street. Take the left turn opposite the King's School onto Gladstone Terrace which runs into Welby Gardens. Bear left (one-way) and the property is on the left.

## GRANTHAM

The property is very close to shops, supermarkets and schools, being within the town yet situated very much off the main thoroughfare. There is a regular bus service to Lincoln along Brook Street as well as more local services.

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.

## 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.

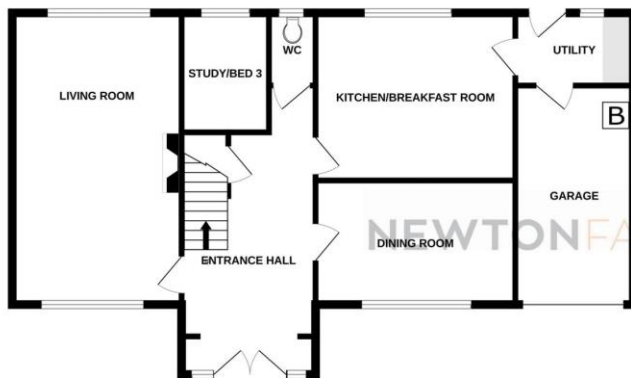
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements.

All services and appliances have not and will not be tested.



# Floorplan

GROUND FLOOR



1ST FLOOR



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.  
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