



148 Harrowby Road,
Grantham. NG31 9DU



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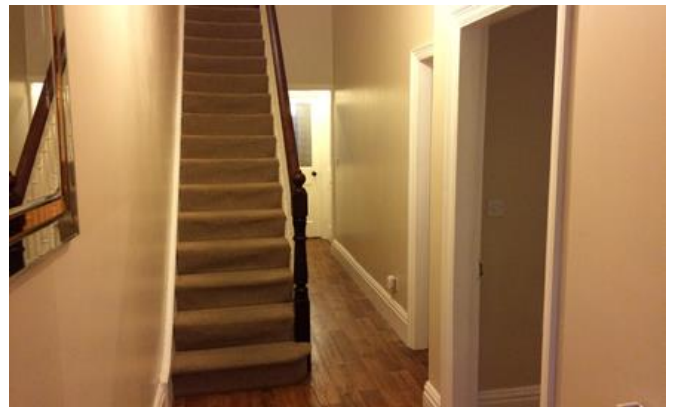
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Guide Price £215,000

- Substantial Bay Fronted Terrace
- Spacious Accommodation
- Ground Floor WC & Cellar
- Two Reception Rooms
- Kitchen
- Four Bedrooms
- Washroom
- Bathroom
- Scope For Roof Conversion
- Freehold – Energy C



A substantial bay fronted terraced house in a prominent location with easy access to town centre amenities and local schools. The property has been let for many years and now offers scope for further improvement to provide a spacious family home of considerable character. There is also the possibility of a roof conversion should additional space be required. Entrance hall, cellar, WC, two reception rooms, kitchen, four bedrooms one of which has an en suite washroom and a house bathroom. Private garden with pedestrian access from the rear.

ACCOMMODATION

ENTRANCE HALL

With stairs rising to the first floor landing and radiator.

CELLAR

(Not able to gain access to this room).

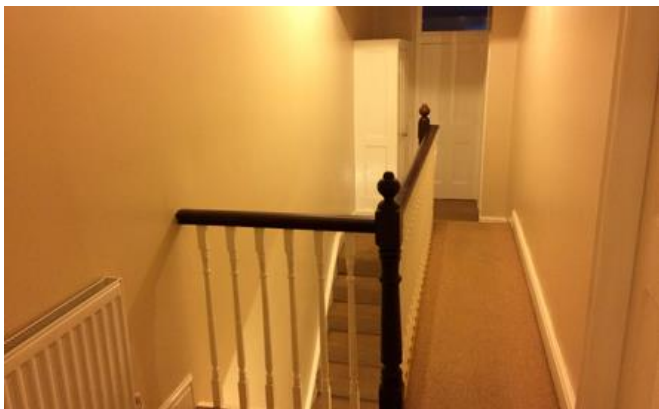
WC

Having low level WC and washbasin.

SITTING ROOM

3.94m x 3.70m (12'11" x 12'1")

Having uPVC double glazed bay window to the front elevation, radiator, tiled fireplace and hearth, ceiling corning.



DINING ROOM

3.70m x 3.69m (12'1" x 12'1")

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

KITCHEN

4.88m x 3.37m (16'0" x 11'1")

Having a range of fitted base cupboards and work surfacing, stainless steel sink and drainer, wall mounted Logic gas fired central heating boiler, radiator, uPVC half obscure double glazed external door to the rear and uPVC double glazed window to the side and rear elevation.

FIRST FLOOR LANDING

A spacious landing giving potential to create a staircase to serve a loft conversion if required and having built-in double cupboard and radiator.

BEDROOM 1

3.71m x 3.71m (12'2" x 12'2")

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

BEDROOM 2

3.74m x 3.17m (12'4" x 10'5")

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

WASHROOM

Containing a WC and wash basin, uPVC double glazed window to the side elevation.

BEDROOM 3

4.00m x 2.87m (13'1" x 9'5")

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

BEDROOM 4

2.75m x 2.17m (9'0" x 7'1")

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



BATHROOM

1.92m x 1.87m (6'4" x 6'1")

Having uPVC obscure double glazed window to the side elevation, a white suite comprising panelled bath, pedestal wash basin and low level WC., radiator and fully tiled walls.

OUTSIDE

The property stands behind a paved front garden with double gates. The rear garden comprises a patio, garden SHED and gated rear access leading to Cecil Street.

Please see agent's note.

AGENTS NOTE

1) A Japanese Knotweed growth has been found in the rear garden and details/costs of a treatment plan are available upon request.

2) The internal photographs were taken prior to the existing tenancy and the house will differ in its presentation and condition.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street proceed south passing Sainsburys on the left-hand side and taking the left turn at the traffic lights adjacent to McDonalds on to Bridge End Road. Take the left turn on to Harrowby Road and the property is along on the left-hand side.

GRANTHAM

The property is close to local amenities as well as being within easy reach of the town centre and railway station and St Anne's C of E Primary School.

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.

NOTE 1

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.

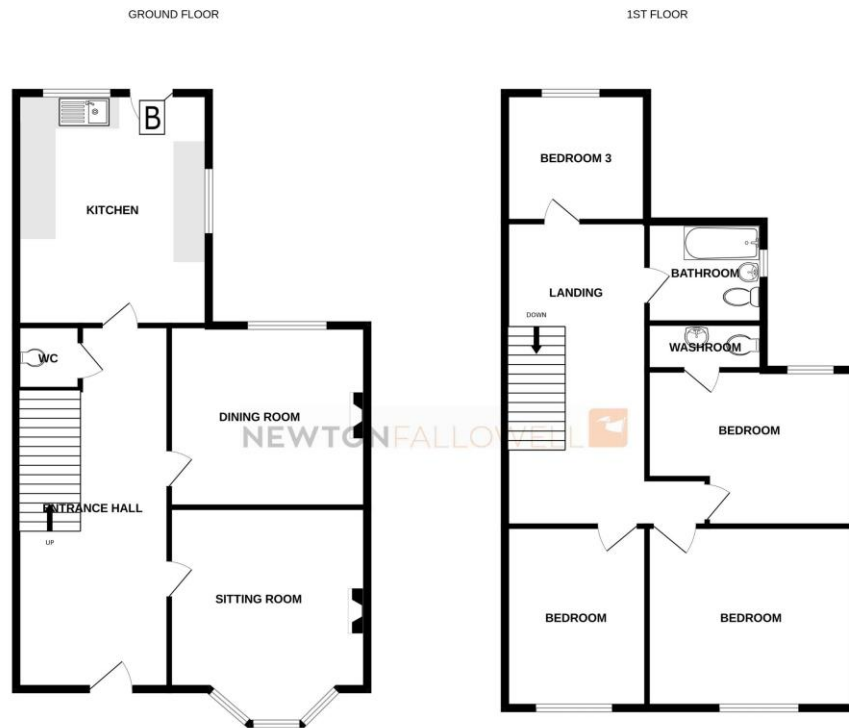
NOTE 2

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 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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