



118 Dudley Road,
Grantham. NG31 9AB



£260,000

- Re-Landscaped Garden, River Views
- End Terrace Property
- Stunning Character Features
- Close To Grantham Town Centre
- Balcony From Living Room
- 3/4 Bedrooms
- Bathroom & Shower Room
- Beautifully Presented Throughout
- Ample Hosting Space
- Freehold – Energy Rating D



Located on the ever-popular Dudley Road, this beautifully presented end-terrace property boasts a stunning landscaped garden that overlooks the river! The property has been kept in immaculate condition by the current owner, and is conveniently located close to Grantham Town Centre, and only a short walk to the train station. The accommodation comprises an Entrance Hall, Lounge with balcony overlooking the garden, Kitchen/Diner, Four Bedrooms, Outside Utility Area/WC, and Two Bathrooms. Internal viewing is highly recommend to appreciate the accommodation on offer. The property also has the added benefits of having Gas Central Heating and uPVC Double Glazing throughout!

ACCOMMODATION

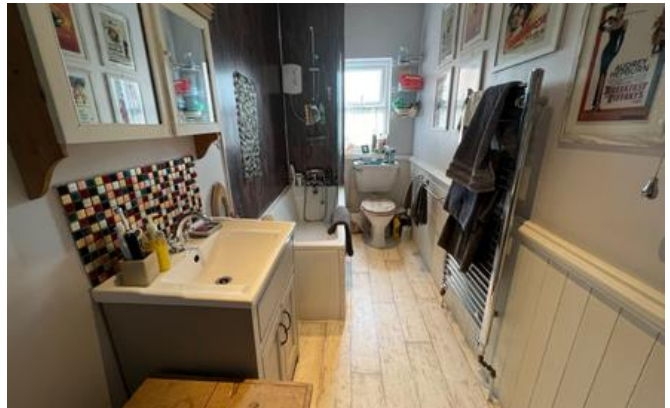
ENTRANCE PORCH

With part glazed entrance door with transom window over and door to entrance hall.

ENTRANCE HALL

Having Karndean flooring, uPVC double glazed window to the side aspect, radiator, stairs to the first floor and stairs down to the basement level.





LOUNGE

3.69m x 4.38m (12'1" x 14'5")

Having uPVC double glazed French doors to the rear aspect, Karndean flooring, radiator, television point, sealed brick fireplace with tiled hearth and gas fire and wooden balcony overlooking the rear garden with steps down to the patio.

BEDROOM 3

3.38m x 3.65m (11'1" x 12'0")

Having uPVC double glazed window to the front aspect, privacy blind, Karndean flooring, feature fireplace and radiator.

BASEMENT LEVEL

KITCHEN / DINER

3.58m x 4.31m (11'8" x 14'1")

Having uPVC double glazed window to the rear aspect, half uPVC glazed door to the rear patio and leading to the utility room space, handmade wooden worktop, Belfast sink, a good range of Shaker style base level cupboards and drawers with matching eye level cupboards, space for range style gas cooker with extractor over, space for upright fridge freezer, space and plumbing for dishwasher, radiator, spotlights and tiled flooring.

BEDROOM 4 / OFFICE

3.61m x 4.46m (11'10" x 14'7")

Having glass block pavement lights, laminate flooring and radiator.

FIRST FLOOR LANDING

With access to a boarded loft space which has power and lighting.

BEDROOM 1

3.64m x 4.15m (11'11" x 13'7")

Having uPVC double glazed window to the front aspect, privacy blind, fitted wardrobes, radiator and television point.

SHOWER ROOM

1.79m x 1.05m (5'11" x 3'5")

Having uPVC obscure double glazed window to the side aspect, shower cubicle with sliding glazed shower screen, low level WC and wash basin, heated towel rail and spotlights.

BATHROOM

3.64m x 1.49m (11'11" x 4'11")

With uPVC obscure double glazed window to the rear aspect, a 3-piece white suite comprising wash basin with vanity storage beneath, low level WC and panelled bath with mixer tap, shower attachment and mains shower over with mermaid boarding to wet areas vinyl flooring, heated towel rail.

BEDROOM 2

2.75m x 3.82m (9'0" x 12'6")

Having uPVC double glazed window to the rear aspect and radiator.

OUTSIDE

Steps lead down from the Lounge to a paved area extending through a gate leading to the remainder of the garden. The garden is tiered with further steps to a slate chipped and gravel area with railway sleepers and leads on to an artificial grassed area with mature shrubs. Finally, there is a further paved and decked seating area which backs to the River Witham. There is a fully functioning BAR with power and lighting which is watertight. The garden also has two sheds and outside water supply.

UTILITY ROOM SPACE

With space and plumbing for washing machine and tumble dryer and door to WC.

SERVICES

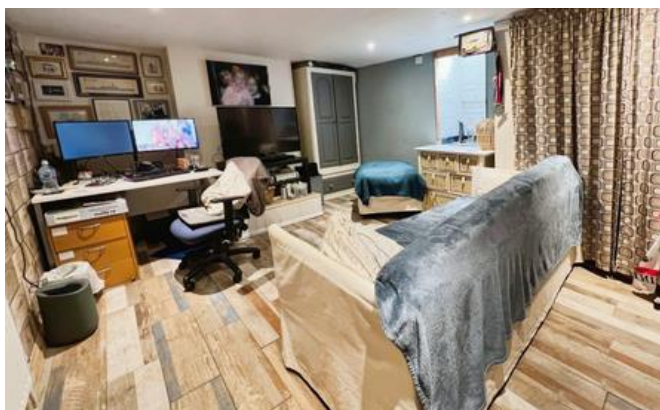
Mains water, gas, electricity and drainage are connected. Central heating is provided by the gas fired combination boiler.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street proceed south, over the traffic lights adjacent to the Sir Isaac Newton statue, past Sainsburys and taking the left turn at the next traffic lights on to Bridge End Road (A52). Take the left turn on to Harrowby Road then take the third left turn on to St Anne's Road. Bear to the right and the property is on the left-hand side.





GRANTHAM

The property is situated within easy walking distance of the town centre with all its amenities and the railway station.

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 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

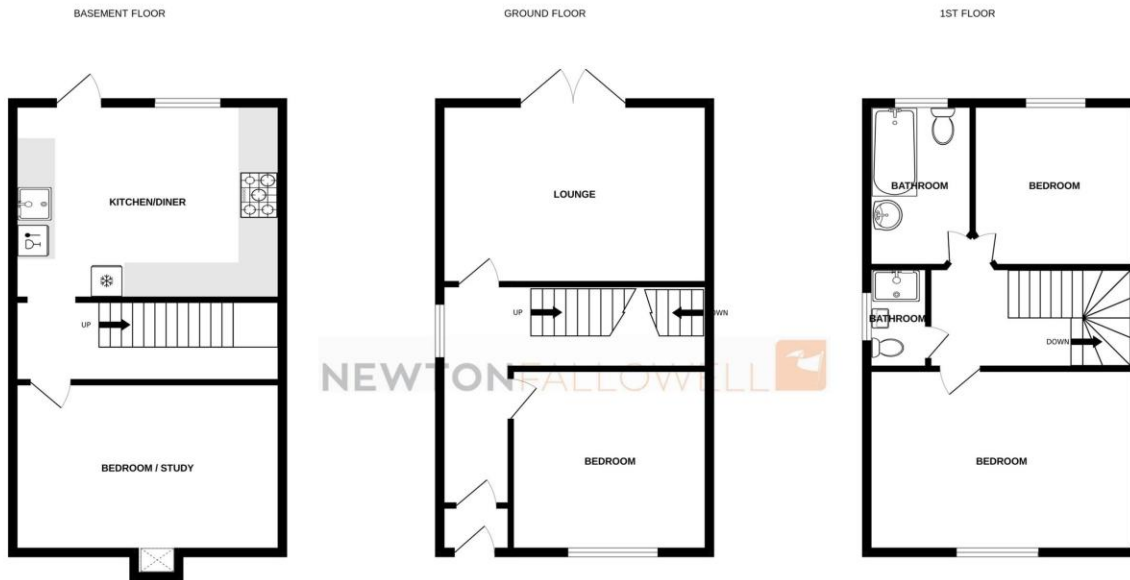
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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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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