



9 Wilks Road,  
Grantham. NG31 7WJ



**£185,000**

- Three Bed Terrace Home
- Well Presented Throughout
- Allocated parking + Visitor Spaces
- Close To Town Centre
- Spacious Living Room
- Kitchen / Diner
- Family Bathroom, En Suite & Downstairs WC
- Enclosed Rear Garden
- Freehold - Energy Rating C



A well maintained modern three bed terraced house, offering easy access to the town centre and nearby Station! The property offers comfortable accommodation and will be an ideal FIRST HOME or INVESTMENT PURCHASE. Entrance hall, cloakroom/WC, kitchen/diner, spacious living room, THREE BEDROOMS, en-suite to master and a first floor bathroom. There is allocated off road parking to the rear of the house and an enclosed rear garden. Call now on 01476 591900 to arrange a viewing!

## ACCOMMODATION

### ENTRANCE HALL

Having storm porch canopy over the front entrance door, radiator and laminate flooring.

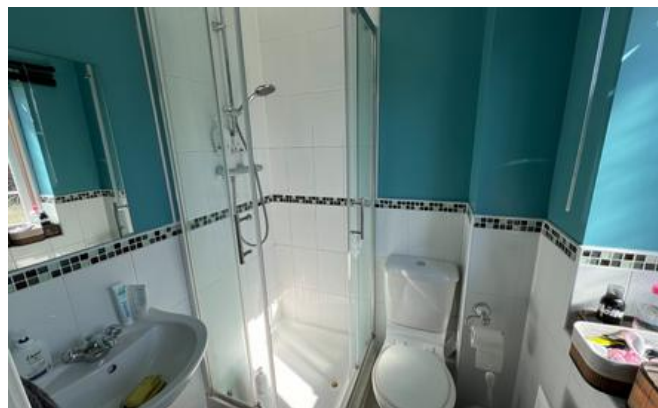
### CLOAKROOM

Having wash basin, low level WC, half tiled walls, radiator and vinyl flooring.

### LOUNGE

3.32m x 5.46m (10'11" x 17'11")

With uPVC double glazed window to the front aspect, two radiators, laminate flooring, stairs rising to the first floor and under stairs storage cupboard.



## KITCHEN / DINER

3.11m x 4.19m (10'2" x 13'8")

With uPVC double glazed sliding patio door to the garden, uPVC double glazed window to the rear aspect, a good range of base level cupboards and drawers with matching eye level units having lighting within, work surfacing with inset on and a half bowl stainless steel sink and drainer with high rise mixer tap over, tiled splashbacks, tiled floor, inset 5-ring gas hob with oven beneath and stainless steel chimney style extractor over, space and plumbing for washing machine, space for upright fridge freezer, wall mounted gas fired central heating boiler, radiator.

## FIRST FLOOR LANDING

### BEDROOM 1

3.17m x 3.53m (10'5" x 11'7")

With two uPVC double glazed windows to the front aspect, built-in wardrobes and radiator.

### EN-SUITE

1.44m x 1.53m (4'8" x 5'0")

Having uPVC obscure double glazed window to the front aspect, shower cubicle with mains shower within, pedestal wash basin and low level WC., shaver point, radiator and vinyl flooring.

### BEDROOM 2

2.34m x 3.45m (7'8" x 11'4")

With uPVC double glazed window to the rear aspect, built-in wardrobes, loft hatch and radiator.

### BEDROOM 3

2.58m x 1.81m (8'6" x 5'11")

With uPVC double glazed window to the rear aspect, built-in wardrobes and radiator.

## FAMILY BATHROOM

2.58m x 1.81m (8'6" x 5'11")

Having a white suite comprising paneled bath with mixer taps and shower attachment, pedestal wash basin and low level WC., half tiled walls, radiator, extractor fan, vinyl flooring and spotlights.



## OUTSIDE

The property fronts onto an open green space facing Springfield Road and a footpath leads to the front entrance door. At the rear there is an enclosed garden with artificial grass, a patio seating area, shed and a gate at the end which leads onto the parking area off Bradley Drive, where there is an allocated parking space and visitor parking.

## 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 right turn at the traffic lights on to Springfield Road. Take the right turn on to Wilks Road and the property fronts to Springfield Road.

## GRANTHAM

The property is close to town, the railway station and local amenities. Grantham is approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has main line station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets and a Saturday street market.

## 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.

## 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.

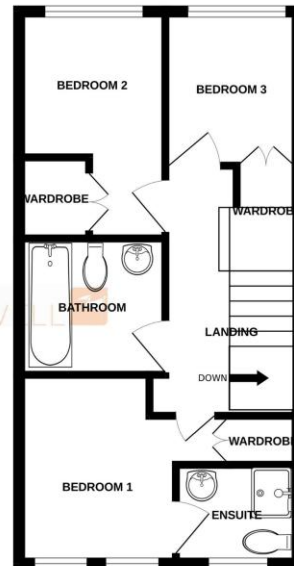
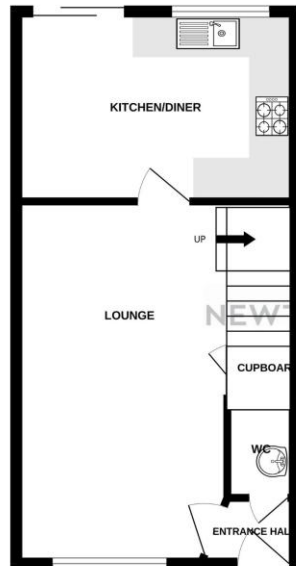
For more information please call in the office or telephone 01476 591900.



# Floorplan

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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