



5 Ascot Drive,
Grantham. NG31 9TB



£340,000

- Well Kept Detached House
- Popular Sunningdale Location
- Good Off-road Parking & Garage
- Ground Floor WC
- Two Reception Rooms
- Conservatory
- Four Good Sized Bedrooms
- Two Bathrooms
- Garage/Utility, Garden Not Overlooked
- Freehold - Energy Rating C



Situated in a good position within the ever popular Sunningdale development this is an established and well kept detached home benefitting from a number of improvements including REPLACEMENT BATH AND SHOWER ROOMS. The living space, which has been thoughtfully planned, is approached via a covered porch and entrance hall with a ground floor WC off and a personal door leading to a most useful integral garage/utility area. There is a good sized kitchen, a separate dining room capable of accommodating a sizeable table together with a spacious lounge with CONSERVATORY off. The first floor comprises FOUR GOOD SIZED BEDROOMS, the main room having a refitted en suite shower room and a family bathroom which has also been replaced. Generous OFF ROAD parking is provided by a BLOCK PAVED driveway and a private east facing rear garden is NOT OVERLOOKED from the rear. VIEWING RECOMMENDED.

ACCOMMODATION

ENTRANCE PORCH

A covered entrance porch with half glazed uPVC entrance door to entrance hall.

ENTRANCE HALL

Having staircase off to the first floor, under stairs storage cupboard, radiator with cover, tiled floor, central heating thermostat, uPVC double glazed window to the side elevation and door to the garage.





CLOAKROOM/WC

1.86m x 0.88m (6'1" x 2'11")

With uPVC double glazed window to the side elevation, low level WC, wash handbasin, tiled floor, extractor fan and radiator.

KITCHEN

3.47m x 2.96m (11'5" x 9'8")

With uPVC double glazed window to the front elevation, a range of units comprising base cupboards with working surfaces over and matching eye level cupboards, circular twin bowl stainless steel sink with mixer tap, integrated double oven, integrated hob with stainless steel and glass extractor over, space and plumbing for dishwasher, Glow-worm wall mounted gas fired boiler, radiator, tiled splashbacks.

DINING ROOM

3.53m x 3.48m (11'7" x 11'5")

Having a uPVC double glazed bay window to the rear elevation, external uPVC double glazed door to the side, radiator, glazed double doors to the lounge.

LOUNGE

5.38m x 3.52m (17'8" x 11'6")

A spacious room overlooking the rear garden with a coal effect gas fire set within a marble style fireplace, coving, radiator, uPVC double glazed window to the rear and uPVC double glazed patio doors to the conservatory.

CONSERVATORY

3.71m x 3.03m (12'2" x 9'11")

Of brick and uPVC double glazed construction with fitted blinds and French doors to the patio.

FIRST FLOOR LANDING

Having built-in shelved double airing cupboard with insulated water cylinder and electric immersion heater, loft hatch access.

MASTER BEDROOM

3.54m x 3.51m (11'7" x 11'6")

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

EN SUITE SHOWER ROOM

2.26m x 1.78m (7'5" x 5'10")

Re-fitted and having a shower cubicle with power shower within, wash basin with vanity storage beneath and countertop space, low level WC., tiled floor, shaver point, extractor fan, chrome heated towel rail and uPVC obscure double glazed window to the front elevation.

BEDROOM 2

3.64m x 3m (11'11" x 9'10")

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

BEDROOM 3

2.99m x 2.89m (9'10" x 9'6")

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

BEDROOM 4

3.51m x 2.38m (11'6" x 7'10")

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

FAMILY BATHROOM

2.26m x 1.78m (7'5" x 5'10")

Re-fitted with a white suite comprising panelled bath with shower and screen over, pedestal wash basin and low level WC., fully tiled walls, tiled floor, chrome heated towel rail, extractor fan and shaver point.

GARAGE/UTILITY AREA

5.13m x 3.28m (16'10" x 10'10")

To include a useful utility area, having light and power connected and up-and-over door.

OUTSIDE

The property stands well back from the road behind an open-plan front garden with a block paved driveway giving ample parking for a number of vehicles. There is gated side access to the rear garden which enjoys an easterly aspect and is not overlooked from the rear. There is a paved patio, garden tap, lawn with borders, Hawthorn and fruit tree, a timber SUMMERHOUSE/SUMMER BAR and timber garden SHED.





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 and left onto Brook Street. At the Manthorpe Road traffic lights turn right onto Belton Lane and follow the road turning right onto Sunningdale. Take the third right turn onto Ascot Drive and the property is on the left.

GRANTHAM

There is a local bus service along Sunningdale and also a convenience store and fish and chip shop.

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

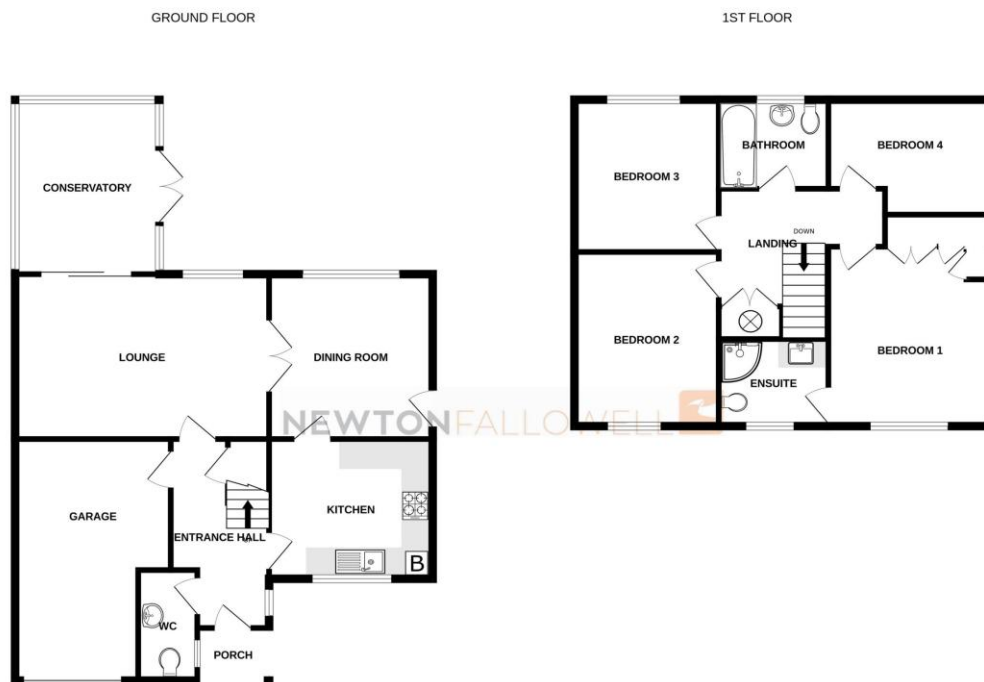
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For more information please call in the office or telephone 01476 591900.



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