



4 Sandcliffe Road,
Grantham. NG31 8DT



£265,000

- Three Bed Semi-Detached
- Over 1,000 sq.ft Of Accommodation
- Popular Estate Location
- Generous Plot
- Large Driveway
- Close To Local Amenities
- Downstairs WC
- Single Garage
- No Chain
- Freehold - Energy Rating D



A great example of a semi-detached Fosters built house situated on the ever-popular Manthorpe estate. The property stands on a generous plot and consequently offers considerable scope for extension to the rear, should additional living space be required. The accommodation provides light and airy rooms throughout, with large double glazed windows. The accommodation comprises the following: Enclosed porch leading to an entrance hall, ground floor WC, lounge, separate dining room, kitchen, conservatory, three bedrooms and a family bathroom. The front of the property provides ample off road parking, leading to an attached single garage. The spacious and mature rear garden offers a great space for the family. No onward chain.

ACCOMMODATION

ENTRANCE PORCH

With vinyl flooring and door to the entrance hall.

CLOAKROOM

With low level WC, vinyl flooring and uPVC double glazed window to the front.

ENTRANCE HALL

Having radiator and stairs rising to the first floor.





LOUNGE

3.36m x 5.89m (11'0" x 19'4")

Having large uPVC double glazed window to the front, fireplace, radiator and uPVC double glazed sliding doors to the conservatory.

CONSERVATORY

2.96m x 3.36m (9'8" x 11'0")

Of brick dwarf wall construction with uPVC double glazed units above and a polycarbonate roof, ceiling lighting with fan, tiled flooring and radiator.

DINING ROOM

3.33m x 3.87m (10'11" x 12'8")

With uPVC double glazed window to the rear, radiator, two storage cupboards.

KITCHEN

2.7m x 5.63m (8'11" x 18'6")

With uPVC double glazed window to the rear, uPVC double glazed door to the side, a good range of base level cupboards and drawers with matching eye level units, work surfacing with inset sink and drainer, eye level double electric oven, inset gas hob with stainless steel and glass extractor over, space and plumbing for washing machine/dishwasher, space for under counter appliance, tiled flooring, tiled splashbacks, radiator.

FIRST FLOOR LANDING

Having uPVC double glazed window to the front aspect, airing cupboard.

BEDROOM 1

3.87m x 3.37m (12'8" x 11'1")

With uPVC double glazed window to the rear aspect, fitted wardrobes and radiator.

BEDROOM 2

2.81m x 3.35m (9'2" x 11'0")

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

BEDROOM 3

3.38m x 2m (11'1" x 6'7")

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

FAMILY BATHROOM

2.45m x 1.79m (8'0" x 5'11")

Having uPVC obscure double glazed window to the side aspect, walk-in shower cubicle with mains shower within, pedestal wash basin and low level WC., vinyl flooring and mermaid boarding to the walls.

OUTSIDE

To the front there is a block paved driveway offering an excellent level of off-road parking and also having a small lawned area. A gate to the side leads through to the rear garden. At the rear there is a fully enclosed private garden which is mainly laid to lawn with a patio seating area, mature shrubs and bushes and an outside tap.

SINGLE ATTACHED GARAGE

With up-and-over door.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Continue over the traffic lights on to Manthorpe Road, passing the hospital on the left-hand side. Take the left turn onto Sandcliffe Road itself and the property is on the left just before the turning for Rushcliffe Road.





GRANTHAM

Grantham is situated 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 a mainline station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets (Asda, Lidl, Sainsburys and Aldi as well as an M&S food store) and a Saturday street market.

The Manthorpe estate has a regular bus service to town as well as to Lincoln and Sleaford. There is a local Premier shop close by. Schools close by are the Manthorpe Pre-School Playgroup, Cliffedale Primary School and The Priory Ruskin Academy, so all ages catered for.

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.

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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