



30 Welby Gardens,
Grantham. NG31 8BN



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Freehold

£425,000

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Key Features

- Generous Five Bedrooms
- Spacious Detached Family Home
- Well-Presented Throughout
- Sought After & Rare Opportunity
- Lounge, Dining Room & Sun Room
- Bathroom & Shower Room
- Large Plot, Ample Parking & Garage
- NO ONWARD CHAIN
- Energy Rating C





Newton Fallowell are delighted to offer a rare opportunity to purchase a family home that is situated on the extremely sought after Welby Gardens. The well-presented, extended and established family home, comprises of the following accommodation; Entrance Porch, Entrance Hall, Lounge, Sun Room, Dining Room, Kitchen, Shower Room, Five Spacious Bedrooms and a Family Bathroom. The property also benefits UPVC double glazing and gas central heating. To the outside, the property offers ample off road parking, single garage with an electric up and over door, and a large enclosed rear garden. This home is delightfully positioned and located for walking access to the schools, amenities and transport links. Viewing is highly recommended to appreciate the size of the accommodation on offer!

ACCOMMODATION

ENTRANCE PORCH

Having uPVC entrance door and uPVC obscure double glazed window to the front aspect, cloaks hanging space and floor matting.

ENTRANCE HALL

With storage cupboard, radiator, telephone point and vinyl flooring.

LOUNGE

5.85m x 3.69m (19'2" x 12'1")

Having uPVC double glazed window to the front aspect, fireplace with electric fire within and attractive hearth and surround, radiator carpeted flooring and sliding double doors to the sun room.

SUN ROOM

2.36m x 7.03m (7'8" x 23'1")

A bright and airy room having uPVC double glazed window to the side and rear aspect and uPVC double glazed sliding doors to the garden, carpeted flooring and radiator.

DINING ROOM

3.67m x 3.95m (12'0" x 13'0")

The dining room opens through to the sun room and has carpeted flooring and radiator.

KITCHEN

3.16m x 3.71m (10'5" x 12'2")

With uPVC double glazed window to the rear aspect, door to the side porch, an extensive range of base level cupboards and drawers with matching eye level units including glazed display cabinet and kick plate heaters, work surfacing with inset stainless steel one and a half bowl sink and drainer, inset 5-ring gas hob with extractor over, integrated CDA electric oven and CDA microwave, integrated washing machine, dishwasher and fridge freezer, tiled splashbacks and tiled flooring.

SHOWER ROOM

Having uPVC obscure double glazed window to the front aspect, fully tiled shower with mains fed shower within, wall mounted wash basin with fully tiled splashback, close coupled WC., radiator and tiled floor.

SIDE PORCH

A covered space with lighting.

FIRST FLOOR LANDING

Having uPVC double glazed window to the front aspect, storage cupboards, carpeted flooring and loft hatch and ladder to roof space which has lighting.





BEDROOM 1

3.42m x 3.89m (11'2" x 12'10")

With uPVC double glazed window to the rear aspect, fitted wardrobes, radiator, telephone point and carpeted flooring.

BEDROOM 2

2.92m x 3.71m (9'7" x 12'2")

Having uPVC double glazed window to the rear aspect, wash basin with vanity storage beneath, radiator and carpeted flooring.

BEDROOM 3

3.63m x 3.05m (11'11" x 10'0")

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

BEDROOM 4

2.56m x 3.71m (8'5" x 12'2")

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

BEDROOM 5

2.33m x 3.16m (7'7" x 10'5")

Having uPVC double glazed window to the front aspect, built-in wardrobes, radiator and carpeted flooring.

4-PIECE BATHROOM

2.59m x 2.34m (8'6" x 7'8")

With uPVC obscure double glazed window to the side aspect, a 4-piece suite comprising shower cubicle with mains shower within, panelled bath with mixer taps, pedestal wash basin and low level WC., fully tiled walls, tiled flooring and radiator.

GARAGE

With electrically operated up-and-over door, power and lighting and the wall mounted gas fired central heating boiler.

OUTSIDE

To the front a block paved driveway leads to the single integral garage.



There is a lawned garden with many mature shrubs and plants and brick walling and conifer hedging to the boundaries. At the rear there is a good sized patio area leading on to a mainly lawned garden with established shrubs, GREENHOUSE, garden SHED, outside lighting and outside tap. The garden is enclosed by a mixture of hedging and fencing.

BRICK OUTBUILDING

With door to the front, window to the side and rear and power.

SERVICES & COUNCIL TAX

Mains water, gas, electricity and drainage are connected. The property is in Council Tax Band F.

DIRECTIONS

From High Street continue onto Watergate following the one-way system turning right at the traffic lights onto Broad Street then left onto Brook Street. Take the left turn opposite the King's School onto Gladstone Terrace which runs into Welby Gardens. Bear left (one-way) and the property is towards the end on the right-hand side.

GRANTHAM

The property occupies a quiet position yet is very close to shops, supermarkets and schools, being within the town yet situated very much off the main thoroughfare.

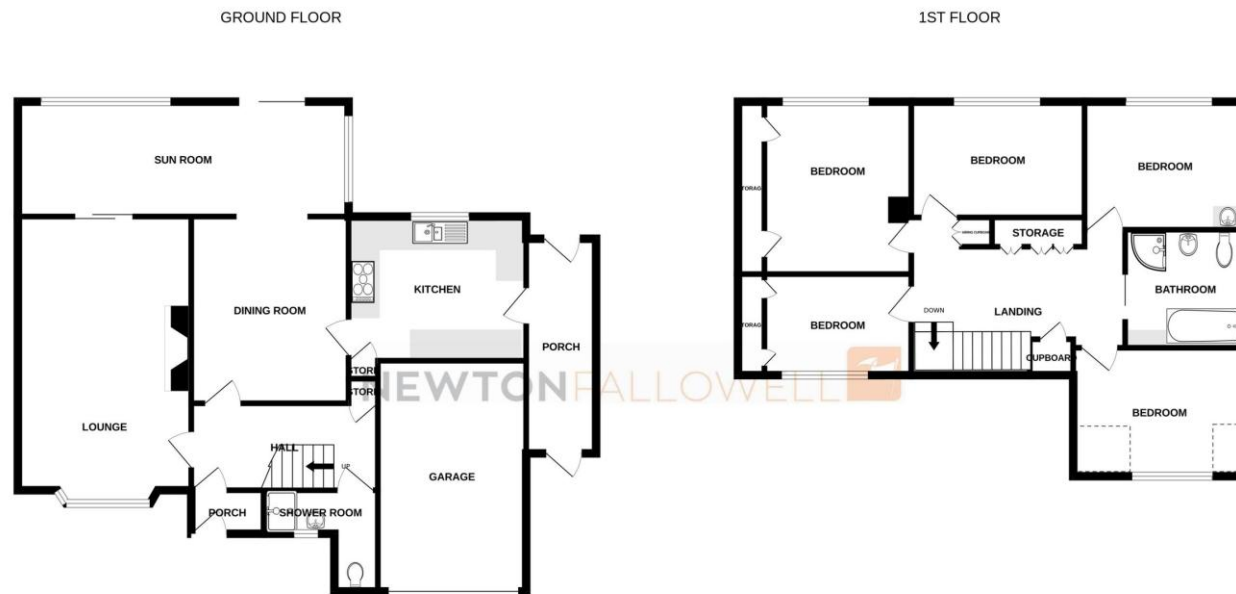
There is a regular bus service to Lincoln along Brook Street as well as more local services. Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools.

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.

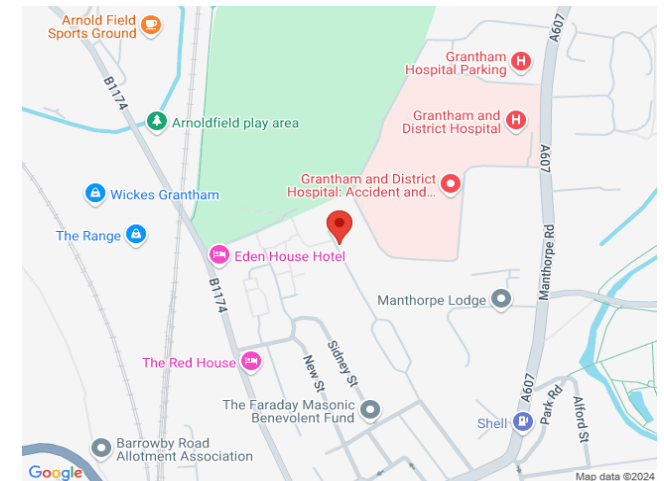




Floorplan



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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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.



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