



78 Kedleston Road,
Grantham. NG31 7FH



£215,000

- Three Storey House
- Hall and Cloakroom
- Living Room
- Kitchen
- Two First Floor Bedrooms & Bathroom
- Second Floor Master Bedroom
- En Suite Shower Room
- Attached Garage & Parking
- No Chain Sale
- Freehold - Energy Rating C



A modern town house in a popular residential area to the south west of the town centre and within walking distance of a range of amenities including nearby supermarkets. The property offers well planned accommodation arranged over three floors and will appeal to INVESTORS and FIRST TIME PURCHASERS alike. There is an entrance hall, cloakroom, kitchen and living room on the ground floor, two bedrooms and a bathroom on the first floor together with an IMPRESSIVE MASTER BEDROOM and an EN SUITE SHOWER ROOM at second floor level. Recently redecorated throughout. Outside there is an attached garage with attendant parking and an enclosed rear garden. The property is offered for sale with vacant possession and NO ONWARD CHAIN.

ACCOMMODATION

ENTRANCE HALL

4.88m x 1.97m (16'0" x 6'6")

With composite entrance door, electrical consumer unit, radiator, central heating control, staircase off to the first floor.

CLOAKROOM

1.45m x 0.85m (4'10" x 2'10")

With low level WC, pedestal wash basin, extractor and radiator.



KITCHEN

2.40m x 4.85m narrowing to 1.86m (7'10" x 15'10" narrowing to 6'1")

With uPVC double glazed window to the front aspect, having a range of modern units comprising base cupboards and drawers with work surfacing over and matching eye level cupboards, inset stainless steel sink with mixer tap, integrated electric oven with inset 4-ring gas hob over and extractor above, radiator, central heating control panel and wall mounted Icos gas fired boiler.

LIVING ROOM

4.47m x 3.94m (14'8" x 12'11")

A bright and well proportioned room with uPVC double glazed French doors with side windows to the rear garden, two radiators.

FIRST FLOOR LANDING

Having central heating control panel, radiator, uPVC double glazed window to the front elevation and staircase off to the second floor landing.

BEDROOM 2

3.97m x 3.79m (13'0" x 12'5")

A spacious double room overlooking the rear garden with uPVC double glazed window and radiator.

BEDROOM 3

3.39m x 1.95m (11'1" x 6'5")

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

BATHROOM

2m x 1.7m (6'7" x 5'7")

Containing a white suite comprising panelled bath, pedestal wash basin and low level WC., electric shaver socket, tiled surrounds, extractor fan and radiator.

SECOND FLOOR LANDING

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



MASTER BEDROOM

5.28m x 3.96m (17'4" x 13'0")

A generous light master bedroom suite with four Velux windows to the rear giving extensive views over the town, having loft hatch access, a DRESSING AREA, radiator and built-in airing cupboard containing pressurised water cylinder, central heating pump and shelf storage.

EN SUITE SHOWER ROOM

2.89m x 2.35m (9'6" x 7'8")

With uPVC double glazed dormer window to the front elevation, a shower cubicle with mains shower within, pedestal wash basin and low level WC., fitted mirror, electric shaver socket, radiator.

GARDEN

The rear garden is of a fair size and is generally laid to lawn with a good sized paved patio, close boarded fencing to the boundaries and gated access to parking space.

GARAGE

An attached brick built garage with an up-and-over door, light and power and a parking space in front of the garage with additional shared parking area.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.

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 left turn on to Caunt Road, right on to Kedleston Road following the road and the property is on the left-hand side.

GRANTHAM

The property is close to town and local amenities.

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.



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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