



351 Trent Road,
Grantham. NG31 7XQ



£169,995

- Three Bed Semi-Detached
- Modern Throughout
- Open-Plan Living Room / Diner
- Family Bathroom
- Close To Local Amenities
- Off-Road Parking
- Generous Garden
- Great Transport Links
- Ideal For FTB / Investor
- Freehold - Energy Rating D



A well-presented end terrace home with fantastic links to local amenities and schools. The property offers generous accommodation with good quality fittings and comprises an Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, and a Bathroom. The property boasts a spacious driveway that provides ample off road parking, and also benefits from a generous rear garden. Viewing highly advised to appreciate the quality of accommodation on offer! Ideal First Time Buyer & Investment Purchase!

ACCOMMODATION

ENTRANCE HALL

With part glazed uPVC entrance door with storm porch canopy over, stairs rising to the first floor, heating thermostat and radiator.

LOUNGE

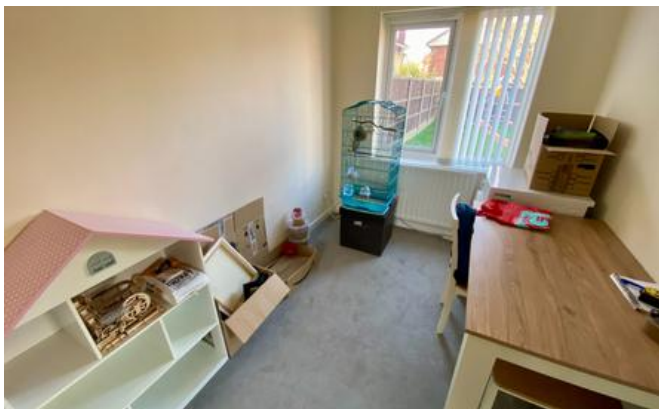
2.89m x 3.99m (9'6" x 13'1")

Having uPVC double glazed window to the front elevation, radiator and opening to dining room.

DINING ROOM

2.16m x 2.84m (7'1" x 9'4")

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



KITCHEN

2.22m x 2.85m (7'3" x 9'4")

With uPVC double glazed window to the rear elevation, part glazed uPVC door to the side, a range of eye and base level units, work surfacing with inset stainless steel one and a half bowl sink and drainer, inset gas hob with oven beneath and stainless steel extractor over, space and plumbing for washing machine, space for upright fridge freezer, tiled floor, metro style tiled splashbacks and under stairs storage cupboard with tiled floor and electrical consumer unit.

FIRST FLOOR LANDING

Having loft hatch access, cupboard housing Glow-worm combination boiler and uPVC double glazed window to the side elevation.

BEDROOM 1

2.57m x 3.51m (8'5" x 11'6")

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

BEDROOM 2

2.06m x 2.77m (6'10" x 9'1")

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

BEDROOM 3

1.83m x 2.39m (6'0" x 7'10")

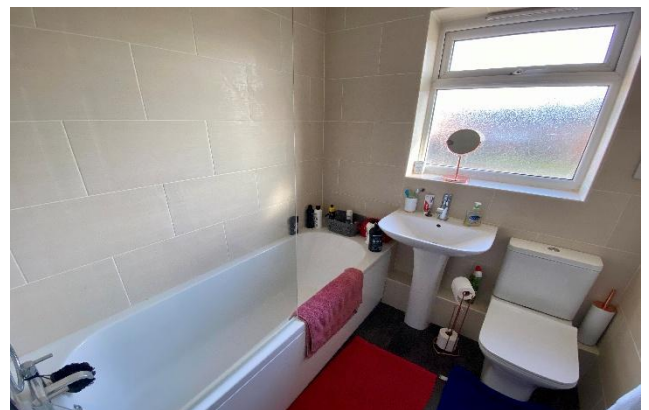
With uPVC double glazed window to the rear elevation and radiator.

BATHROOM

Having uPVC obscure double glazed window to the front elevation, a white suite comprising panelled bath with shower and glazed screen over, pedestal wash basin and close coupled WC., fully tiled walls, chromed heated towel radiator and shaver point.

OUTSIDE

The property is set back from the road with a tarmac entrance leading onto a block paved driveway with turning space and a small lawned garden to the front. A timber gate leads through to a paved area to the side ideal for wheelie bin storage etc., a timber shed and cold water tap. There is a paved patio across the rear of the property leading onto a lawned garden with timber fencing to the boundaries.



SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street turn right on to Wharf Road bearing right at the traffic lights and following the road (A52) taking the left turn under the railway bridge on to Dysart Road. Continue along taking the left turn on to Trent Road and the property is on the right-hand side.

GRANTHAM

The property is close to local amenities, bus route to town etc.

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

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Lifetime Legal, at a cost of £37.50 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the 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.



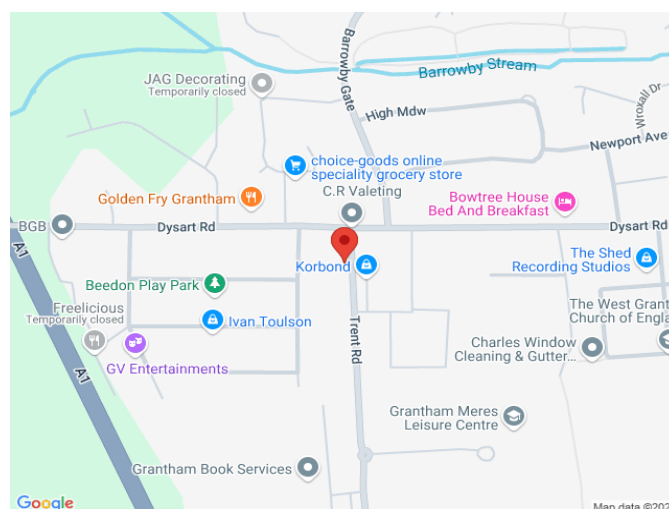
Floorplan

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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