



10 Kesteven Court, New Street,  
Grantham, NG31 8FP



**£100,000**

- First Floor Flat
- Close To Grantham Town Centre
- Well-Presented Throughout
- Spacious Lounge
- Two Double Bedrooms
- Recently Renovated Shower Room
- Kitchen
- Maintained Communal Areas
- Allocated Parking + Guest Space
- Leasehold – Energy Rating D



This well-presented and modern Two Bedroom flat offers generous accommodation throughout, and benefits from a Recently Re-fitted Shower Room! The property is situated to the north of Grantham Town Centre, and within 1.2 miles of the Train Station. Located close to a range of local amenities, the First Floor Flat briefly comprises the following: Entrance hall, Lounge, Kitchen, Shower Room, and Two Spacious Bedrooms. In addition, there is recently fitted gas fired central heating, double glazing throughout, and allocated parking within the development!

## ACCOMMODATION

### COMMUNAL ENTRANCE LOBBY

Having staircase to the first floor.

### ENTRANCE HALL

With intercom, radiator, laminate flooring, storage cupboard, loft access.

### LOUNGE

4.34m x 4.11m (14'2" x 13'6")

With double glazed sliding sash window to the front aspect, radiator, television point, telephone point, electric coal effect fire with wooden surround, fitted carpet.



## KITCHEN

3.62m x 2.06m (11'11" x 6'10")

With double glazed sliding sash window to the front aspect, eye and base level units, work surface with inset stainless steel one and a half bowl sink and drainer, tiled splashbacks, inset Bosch electric oven, ceramic hob with extractor over, space and plumbing for washing machine, wall mounted gas fired boiler, spotlights and vinyl flooring.

## BEDROOM 1

4.06m x 2.79m (13'4" x 9'2")

Having two double glazed sliding sash windows to the rear aspect, fitted wardrobes, radiator and carpeted flooring.

## BEDROOM 2

3.9m x 2.78m (12'10" x 9'1")

Currently used as a dining room, having two double glazed sliding sash windows to the rear aspect, radiator and carpeted flooring.

## SHOWER ROOM

2.13m x 1.51m (7'0" x 5'0")

Having over sized walk-in shower cubicle with mermaid boarding and electric shower within, washbasin with vanity storage beneath also incorporating concealed cistern WC with worktop space above, extractor fan, laminate flooring and heated towel rail.

## OUTSIDE

There is an allocated parking space plus guest parking and a shared rear garden area.

## LEASE ETC.

To be added

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band A.



## DIRECTIONS

From High Street continue onto Watergate continuing over the traffic lights onto North Parade. Take the right turn shortly thereafter onto New Street and the entrance to the flats is on the right-hand side.

## GRANTHAM

The flat is situated within flat walking distance of the town centre and is also close to Asda and Lidl. There is also a day nursery on North Parade.

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 are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

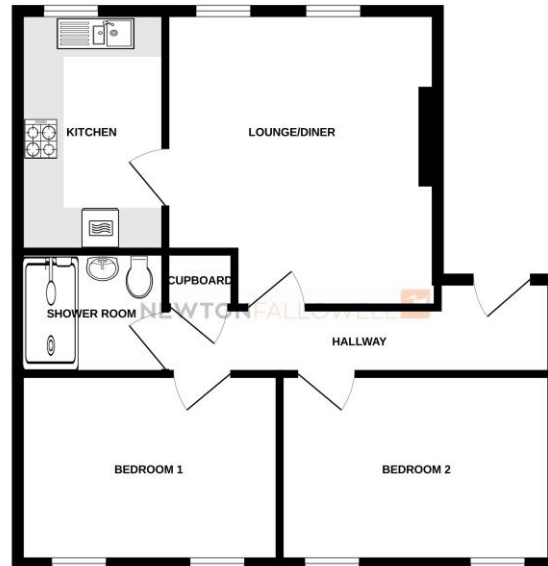
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For more information please call in the office or telephone 01476 591900.



# Floorplan

GROUND 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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