



124 Dudley Road,
Grantham. NG31 9AB



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Freehold

Guide Price £290,000 to £300,000



Key Features

- Impressive Refurbishment
- Lovely Position Backing onto River Witham
- Walking Distance to Station and Schools
- Stylish Accommodation Over 3 Floors
- Kitchen With Bi-folding Doors
- Living Room
- Three Bedrooms
- Cinema Room
- Off-road Parking Approved
- Freehold – Energy Rating C





At ground floor level there is a comfortable living room with a bay window and a good sized third bedroom opposite. Newly carpeted stairs lead both down and up to the lower ground floor and first floors respectively. The kitchen/dining room is a delightful space with quality fittings and built in appliances and with BIFOLD DOORS opening to a stone terrace and the lovely garden beyond. At this lower level there is also a cloakroom/WC and a CINEMA ROOM/BEDROOM 4 which is a versatile space and benefits from natural light via a clever light tube. At first floor level there are two further bedrooms and an impressive luxury bathroom with additional shower is the ICING ON THE CAKE. Gas fired central heating and new double glazing contribute to a creditable C Rated Energy Performance Certificate. If you are looking for an impressive characterful home offering stylish and versatile living space then VIEWING IS A MUST in order to properly appreciate this property.

ACCOMMODATION

Note

The property has veneered oak doors throughout.

GROUND FLOOR

ENTRANCE HALL

Having contemporary oak entrance door with digital lock, laminate floor, LED spotlights, remotely controllable digital central heating control and carpeted staircase to the lower ground floor and first floor.

LIVING ROOM

3.84m x 4.57m (12'7" x 15'0")

Having uPVC double glazed bay window to the front elevation, laminate floor, radiator, wall lights and feature non working fireplace with tiled recess.

BEDROOM 3

3.68m x 3.84m (12'1" x 12'7")

With uPVC double glazed window overlooking the rear garden, radiator, LED spotlights, laminate floor and cupboard containing Baxi gas fired combination boiler.

LOWER GROUND FLOOR

Having half landing with radiator.

LOBBY

CLOAKROOM

Having wash basin with vanity storage beneath, low level WC with concealed cistern, extractor fan, tiled floor and LED spotlights.

KITCHEN/DINING ROOM

3.66m x 3.73m (12'0" x 12'2")

With uPVC double glazed window to the rear and bi-folding door opening to the rear terrace. Re-fitted in an attractive contemporary style with a range of base cupboards with wood style working surfaces and eye level cupboards, an inset Quartz sink with mixer tap, Bosch built-in oven, Zanussi ceramic induction hob, integrated Zanussi fridge and freezer, tiled splashbacks, extractor over the hob, recessed LED spotlighting and vertical modern radiator.





CINEMA ROOM/BEDROOM 4

3.76m x 3.91m (12'4" x 12'10")

A room suited to multiple uses, having a clever natural light via a sun tunnel and laminate floor, working surface, plumbing for washing machine, recessed spotlights, built-in cupboard containing gas meter and electric consumer unit and radiator.

FIRST FLOOR

LANDING

With loft hatch access, new fitted carpet and LED spotlights.

BEDROOM 1

3.96m x 4.32m (13'0" x 14'2")

With uPVC double glazed window to the front elevation, radiator, new fitted carpet.

BEDROOM 2

2.18m x 3.63m (7'2" x 11'11")

Overlooking the rear garden through a uPVC double glazed window with distant views over the town. Having new fitted carpet, LED recessed spotlights and radiator.

4- PIECE BATHROOM

Having modern free-standing bath with central tap, low level WC with concealed cistern, wash-basin with vanity storage beneath and separate tiled shower cubicle with glazed screen door and rainwater shower head and separate hand held shower attachment, chromed heated towel rail, half tiled walls, large back-lit heated mirror, recessed spotlights, extractor fan, laminate flooring and uPVC obscure double glazed window to the rear elevation.

OUTSIDE

The front garden is laid to lawn with newly planted laurel hedging and dwarf wall to the boundary. A gate leads on to a shared passageway with No.126 and leads to the side entrance door.



At the rear there is a large two level newly constructed stone terrace and a long lawned garden running down to the River Witham. There is an occasional pedestrian right-of-way over the garden.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street proceed south, over the traffic lights adjacent to the Sir Isaac Newton statue, past Sainsburys and taking the left turn at the next traffic lights on to Bridge End Road (A52). Take the left turn on to Harrowby Road then take the third left turn on to St Anne's Road. Turn right and the property is on the left-hand side.

GRANTHAM

The property is situated within easy walking distance of the town centre with all its amenities and the railway station.

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.



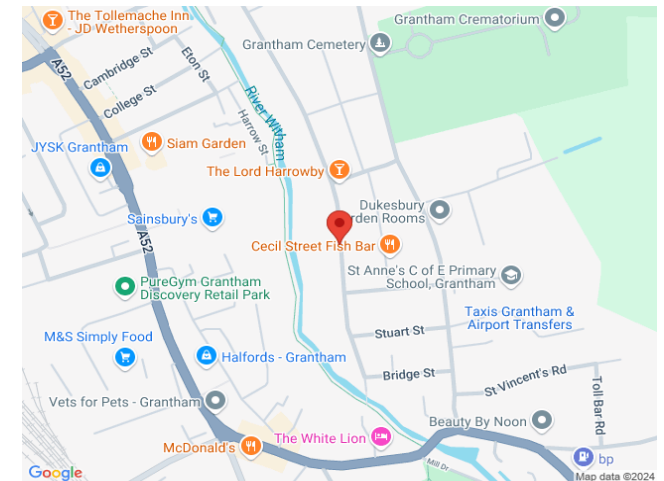


Floorplan



NEWTONFALLOWELL

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 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.



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