



9 Hungate Road,
Denton, NG32 1LP



£210,000

- Quiet Village Location
- Modern Cottage Style Home
- Private South Facing Garden
- Hall & Cloakroom
- Lounge/Dining Room
- Kitchen & Utility Cupboard
- Three Bedrooms
- Shower Room
- Integral Garage & Driveway
- Freehold – Energy Rating E



An established modern end terrace house situated in a popular village on the edge of the Vale of Belvoir and convenient for access to both Grantham and Melton Mowbray. The property enjoys a quiet no-through-road position and has the benefit of a large secluded South Facing Garden. The characterful accommodation is approached by a large covered porch which is ideal for dry storage and briefly comprises as follows: Entrance hall, cloakroom, utility cupboard, kitchen, a lounge/dining room with a high capacity wood burning stove, THREE BEDROOMS and a first floor shower room. In addition there is driveway parking and a GARAGE. Separate gated access to the rear garden. If you are looking for an affordable village home with many appealing features then this property is well worth an inspection.

ACCOMMODATION

PORCH/STORE

2.38m x 2.7m (7'10" x 8'11")

A large and particularly useful porch providing dry storage for such items as solid fuel, wellington boots etc.

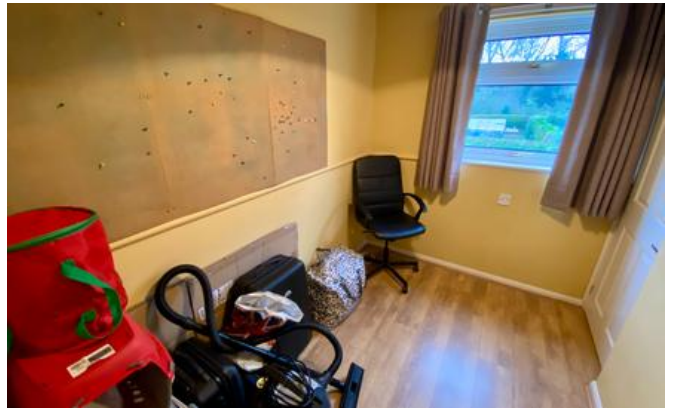
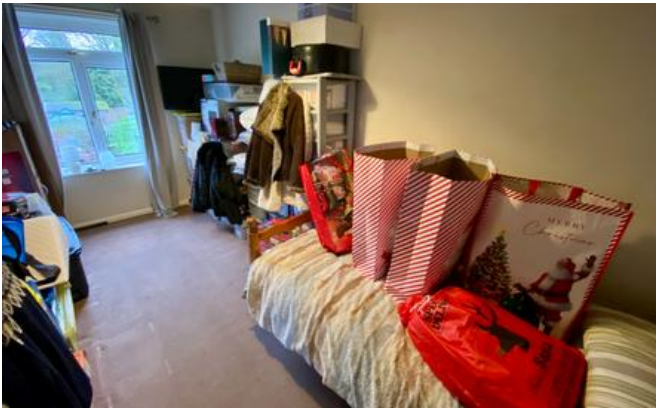
ENTRANCE HALL

Having stairs rising to the first floor, laminate floor, external door to the rear garden and useful UTILITY CUPBOARD.

UTILITY CUPBOARD

With plumbing for washing machine, tiled floor, storage and shelving.





CLOAKROOM

Having uPVC obscure double glazed window to the rear elevation, low level WC., handbasin and tiled floor.

LOUNGE

3m x 4.5m (9'10" x 14'10")

Having two uPVC double glazed windows, wood laminate flooring, feature beams and rafters and high capacity wood burning stove on a raised plinth.

DINING AREA

2.35m x 2.55m (7'8" x 8'5")

With uPVC double glazed windows to the rear elevation, wood laminate flooring, feature beams and rafters.

KITCHEN

2.17m x 3.48m (7'1" x 11'5")

Containing a range of pine fronted units comprising base level cupboards and drawers with working surfaces over and matching eye level cupboards, inset one and a half bowl sink and drainer with tiled splashbacks, space and plumbing for dishwasher, tiled floor and uPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING

Having uPVC double glazed window to the front elevation and built-in airing cupboard.

BEDROOM 1

2.74m x 4.47m (9'0" x 14'8")

Having uPVC double glazed window to the rear elevation and laminate floor.

BEDROOM 2

2.36m x 4.49m (7'8" x 14'8")

Having uPVC double glazed window to the rear elevation and internet connection point.

BEDROOM 3

1.95m x 3.52m (6'5" x 11'6")

Having uPVC double glazed window to the rear elevation, built-in wardrobe and laminate floor.

SHOWER ROOM

1.6m x 3.52m (5'2" x 11'6")

With uPVC obscure double glazed window to the rear elevation, shower cubicle with sliding glazed door, pedestal wash basin and low level WC., loft hatch access, half panelled walls and tiling to wet areas.

ATTIC/STORE

0.88m x 4.56m (2'11" x 15'0")

A useful walk-in storage space.

GARAGE

2.39m x 4.64m (7'10" x 15'2")

With up-and-over door and door to the rear garden.

OUTSIDE

The property stands behind an open-plan front and side garden with shrubs and twisted brick pedestals for pot plants etc. There is gated access to the rear garden which is a particular feature being very secluded and enjoying a generally southerly aspect and where there is a patio area leading to further seating areas and a gravelled area, sunken barbecue with seating area and timber SUMMERHOUSE/SHED. It would be difficult to over stress the combination of privacy and potential the garden offers.

SERVICES

Mains electricity, water and drainage are connected. Heating via a single high capacity wood burning stove.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street continue south taking the right turn on to Wharf Road (A52), straight across, under the railway bridge on to the A607 Harlaxton Road and out of town. Continue through Harlaxton village turning right into Denton along Main Street, left into Hungate Road and the property is on the left.





DENTON VILLAGE

Denton is 4 miles south west of Grantham and west of the A1. It is situated just off the main A607 Grantham to Melton Mowbray road. Grantham offers excellent facilities including main line railway station to Kings Cross (approx. 1 hour 12 minutes).

Denton is also a short distance from the villages of Harlaxton and Barrowby with excellent amenities available at the latter including a primary school. Denton village also has its own primary school which has an outstanding Ofsted report. The Welby Arms village pub, St Andrew's Church, and village hall are further community assets.

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

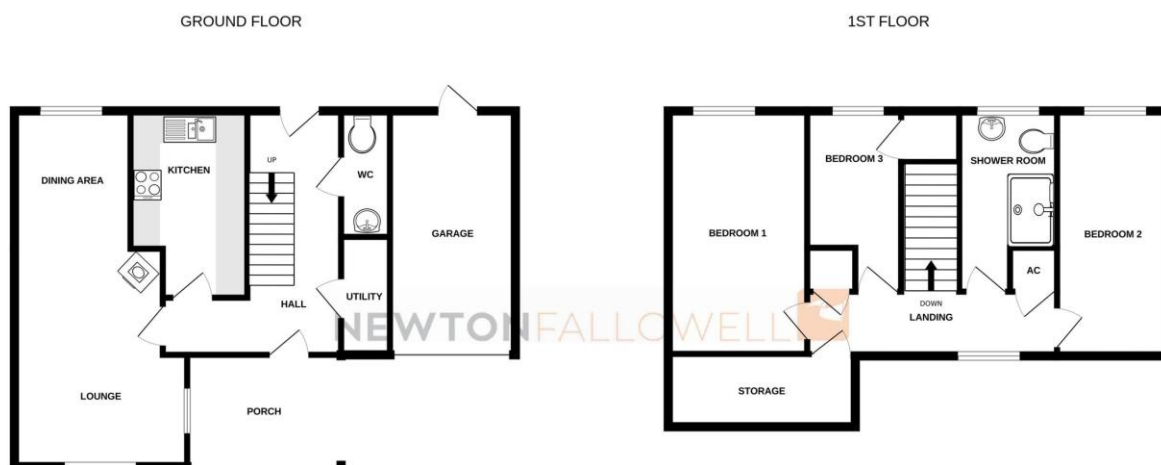
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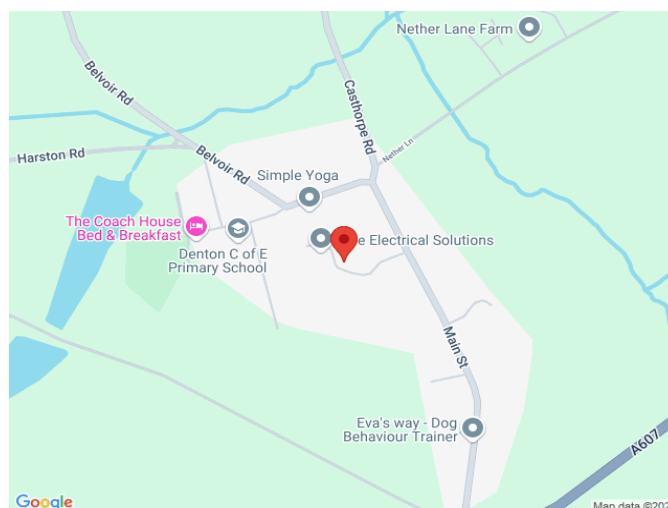
For more information please call in the office or telephone 01476 591900.



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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