

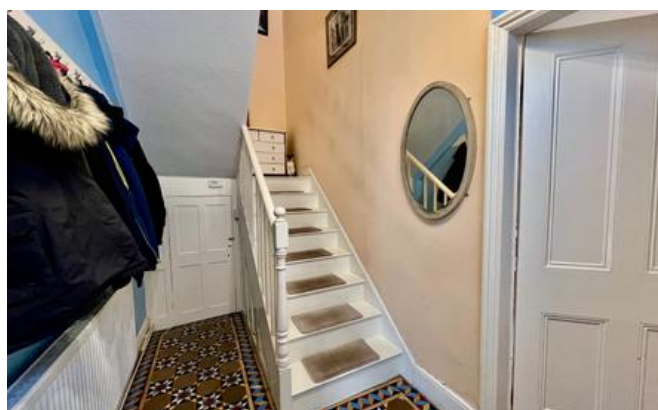


12 Chambers Street,
Grantham. NG31 8BL



Guide Price £199,950

- Two Bedroom End-Terrace
- Well-Presented Interior
- South Facing Rear Garden
- Lounge, Kitchen + Dining Room
- Close To Local Amenities
- Open-Plan Living Space
- Freehold
- Freehold – Energy Rating E



Situated a short walk from the town centre and local amenities, is this well-presented and charming end-terrace home. Benefitting from recent re-decoration and ample improvement, the spacious accommodation offers a fantastic home for a range of potential buyers. The accommodation briefly comprises the following: Entrance Hall, Lounge, Kitchen, Dining Room, Two Generous Bedrooms, and a Family Bathroom. Not only is the property conveniently located for the King's School, but is also a short walk to Grantham train station which offers a regular service serving numerous towns and cities including London King's Cross! To the rear there is a generous south-facing garden. Early viewing is highly recommended to avoid disappointment!

ACCOMMODATION

ENTRANCE HALL

With door to the side aspect, understairs storage cupboard, stairs rising to the first floor landing, radiator, telephone point, attractive tiled flooring.

LOUNGE

4.36m x 3.62m (14'4" x 11'11")

With double glazed bay window to the front aspect, open fireplace with feature tiled hearth and inserts, telephone point, television point, radiator, Karndean flooring.





KITCHEN

3.98m x 3.61m (13'1" x 11'10")

With double glazed window to the side and rear aspect, a good range of base level cupboards and drawers with matching eye level units, matching island with storage beneath and breakfast bar seating, work surfacing with drainage grooves and inset Belfast sink with high rise mixer tap over, 7-ring gas range cooker with tiled splashback and extractor over, space and plumbing for washing machine, space for upright fridge freezer, radiator, television point and tiled floor.

DINING ROOM

2.65m x 4.21m (8'8" x 13'10")

Having double glazed sliding patio door to the rear leading out onto a decked seating area, double glazed window to the side, tiled floor and radiator.

FIRST FLOOR LANDING

Having double glazed window to the side aspect, loft hatch access, carpet.

BEDROOM ONE

4.38m x 3.65m (14'5" x 12'0")

With double glazed window to the front aspect, solid wood flooring, ornamental cast iron fireplace (not working), radiator and television point.

BEDROOM TWO

3.63m x 3.38m (11'11" x 11'1")

With double glazed window to the rear aspect, solid wood flooring and radiator.

FAMILY BATHROOM

2.4m x 3.22m (7'11" x 10'7")

Having double glazed obscure window to the rear aspect, feature free-standing roll top bath with ball and claw feet and mixer shower hand set, walk-in full tiled shower cubicle with rainwater shower head and hand shower head, wash basin, tall standing ladder style heated towel radiator, under floor heating and boiler cupboard.

SEPARATE WC

With double glazed obscure window to the side, fully tiled walls, radiator and low level WC.

OUTSIDE

There is a fully enclosed quite private rear garden with decked seating area with umbrella which will be staying. It is low maintenance with paving and many established shrubs and plants. There are also two sheds (one with power), remote controlled lighting around the garden, outside tap and a side pedestrian gate.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street continue on to Watergate following the one-way system turning right on to Broad Street and immediately left on to New Street then right on to Chambers Street. The property is on the right-hand side.

GRANTHAM

Chambers Street is situated in a desirable area within the town, very close to Asda and Lidl and within walking distance of local bus services. Grantham is approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has main line station offering easy access to London Kings Cross, with an average journey time of 1 hour 12 minutes. 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 Girl's 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.

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 herein, 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, fixtures and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Map data ©2025



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