



1 Sidney Street,
Grantham. NG31 8AZ



£285,000

- Superb Period Home
- Conservation Area
- Tastefully Modernised Throughout
- Media Room
- Two Reception Rooms
- Good Sized Kitchen
- Utility/WC
- Four Bedrooms
- First Floor Bathroom
- Freehold – Energy Rating E



Located within Grantham's Conservation Area and within easy walking distance of the King's School, Station as well as general Town Centre amenities. A superb and characterful period home offering flexible and tastefully improved accommodation arranged over four floors with a host of character features. There is a lovely sitting room with a bay window, an impressive basement MEDIA ROOM, kitchen with utility room/WC off, a separate dining room, THREE DOUBLE BEDROOMS, a nursery/bedroom 4 and a nicely fitted house bathroom. Enclosed rear garden with stone patio and seating area. It would be difficult to overstate the period style that has been introduced to this home and an early viewing is recommended.

ACCOMMODATION

ENTRANCE HALL

Having composite entrance door, laminate floor, staircase off to the first floor accommodation and stairs descending to media room, under stairs cupboard, radiator and coving.

BASEMENT MEDIA ROOM

3.84m x 4.1m (12'7" x 13'6")

An impressive basement media room approached by an enclosed carpeted staircase from the ground floor, having spotlighting.





SITTING ROOM

4.11m x 4.65m (13'6" x 15'4")

(Maximum measurement into bay window). Having a uPVC double glazed bay window to the front elevation, uPVC double glazed window to the side elevation, vertical radiator and coving.

DINING ROOM

3.66m x 3.96m (12'0" x 13'0")

Having uPVC double glazed windows to the side and rear elevations, open hearth fireplace, radiator, built-in cupboard and bookshelves, laminate floor, coving and archway to the kitchen.

KITCHEN

2.44m x 4.79 (8'0" x 15'8")

Stylishly fitted with a comprehensive range of base cupboards with wooden working surfaces over, range cooker with extractor chimney above, Butler sink, integrated fridge, freezer and dishwasher, vertical radiator, stylish floor covering, uPVC double glazed window to the rear elevation and external half glazed door to the garden.

UTILITY/WC

1.55m x 2.19m (5'1" x 7'2")

Containing low level WC and wash basin with vanity storage beneath, built-in cupboard containing Ideal gas fired boiler, vertical radiator, space and plumbing for washing machine and dryer, extractor fan and uPVC obscure double glazed window to the rear elevation.

FIRST FLOOR LANDING

Approached by a half landing, with uPVC double glazed window to the side, radiator, staircase off to the second floor.

BEDROOM 1

3.84m x 3.96m (12'7" x 13'0")

A twin aspect room with uPVC double glazed windows to the front and side, radiator.

NURSERY/BEDROOM 4

1.62m x 2.45m (5'4" x 8'0")

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

BATHROOM

2.19m x 3.62m (7'2" x 11'11")

An appealing period style bathroom retaining original fireplace and having panelled bath with shower and screen over, wash basin with vanity storage beneath and low level WC., uPVC obscure double glazed window to the rear elevation, radiator, towel rail, tiling to walls, extractor fan.

SECOND FLOOR LANDING

Having uPVC double glazed window to the side elevation and loft hatch access.

BEDROOM 2

3.91m x 4.19m (12'10" x 13'8")

A twin aspect room with uPVC double glazed window to the side and rear radiator.

BEDROOM 3

3.61m x 3.86m (11'10" x 12'8")

A further double room with uPVC double glazed window to the front and side and radiator.

OUTSIDE

There is an enclosed patio garden with sandstone paving and close boarded fencing to the boundaries. There is also a personal gateway to Sidney Street, external power points and cold water tap.

COUNCIL TAX

The property is in Council Tax Band B.

SERVICES

Mains water, gas, electricity and drainage are connected.

DIRECTIONS

From High Street continue onto Watgate following the one way system, turning right onto Broad Street and taking the immediate left turn onto New Street. Take the right turn onto Chambers Street and left onto Sidney Street. The property is on the corner on the right-hand side.





GRANTHAM

The property is situated close to town, Asda and Lidl and a short walk to the railway station and town centre, Wyndham Park and schools.

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

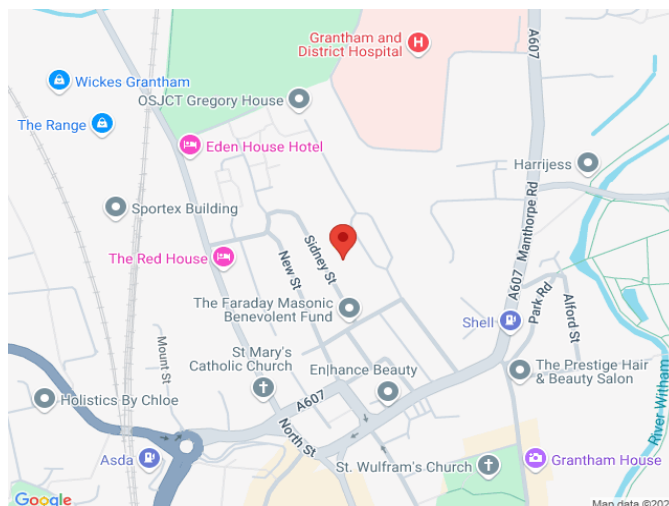
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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



Floorplan



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