



45 Gorse Road,
Grantham. NG31 9LH



Guide Price £285,000 to £295,000

- Modern Detached Bungalow
- Quiet Tucked Away Position
- Central Hall
- Kitchen
- Living Room
- Conservatory
- Three Bedrooms
- Re-fitted Wet Room
- Large Garage & Parking
- Freehold – Energy Rating C



The property is offered for sale with no onward chain and will appeal to purchasers seeking a comfortable retirement home within an established area and close to the edge of town with the hills and hollows nearby. Features include a central hallway, a good sized kitchen, wet room with both bath and shower, lounge with CONSERVATORY off, large main bedroom, and two further bedrooms. Gas central heating and uPVC double glazing are fitted. Early viewing is encouraged.

ACCOMMODATION

RECESSED PORCH

ENTRANCE HALL

1.26m x 5.25m (4'1" x 17'2")

Having uPVC entrance door with stained glass insert, tiled floor, loft hatch access, spotlights, radiator and a shelved storage cupboard with also contains the electrical consumer unit.

KITCHEN / DINING ROOM

3.52m x 3.82m (11'6" x 12'6")

With uPVC double glazed window to the front elevation and fitted with a comprehensive range of matching units comprising base cupboards and drawers with working surfaces over and wall cupboards including a glazed display cabinet, integrated gas hob with stainless steel chimney style extractor over, integrated double oven, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge and freezer, tiled splashbacks, integrated dishwasher, space and plumbing for washing machine, radiator and wall mounted Viessmann gas fired combination boiler.



LIVING ROOM

3.95m x 4.55m (13'0" x 14'11")

A well proportioned room with uPVC double glazed French doors to the conservatory and uPVC double glazed window beside, feature fireplace with coal effect fire within, radiator.

CONSERVATORY

2.84m x 4.02m (9'4" x 13'2")

Of brick and uPVC construction with uPVC double glazed French doors to the patio and radiator. A good sized conservatory providing a lovely room from which to enjoy the garden.

BEDROOM 1

3.85m x 4.55m (12'7" x 14'11")

A generous sized twin aspect bedroom having uPVC double glazed window to the side and rear aspects, radiator.

BEDROOM 2

2.56m x 3.14m (8'5" x 10'4")

Having uPVC double glazed window to the side elevation, radiator and extractor fan.

BEDROOM 3

2.56m x 2.85m (8'5" x 9'5")

Having uPVC double glazed window to the front elevation and radiator.

WET ROOM

2.42m x 2.83m (7'11" x 9'4")

Containing a white suite of panelled bath, pedestal wash basin and low level WC., shower with curtain surround and drainage point, fully tiled walls, tiled floor, spotlights, chrome heated towel rail and uPVC obscure double glazed window to the side elevation.

OUTSIDE

The property is approached via a private drive leading to a generous block paved parking/turning area with room for several vehicles. There is gated side access to the rear garden and outside tap. The private rear garden comprises a good sized paved patio, lawn and timber garden shed. There is fencing and conifers to the boundaries.



GARAGE

3.83m x 5.63m (12'7" x 18'6")

A detached brick built garage with electric up-and-over door and half glazed door to the side, electric light and power connected.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

From High Street continue onto Watergate following the one way system turning right onto Broad Street and left onto Brook Street. At the Manthorpe Road traffic lights turn right onto Belton Lane and take the right turn onto Harrowby Lane. At the roundabout bear right onto New Beacon Lane and take the left turn onto Gorse Road. Continue along taking the left turn down the track signposted to No's 45 and 51 Gorse Road, opposite No.78..

GRANTHAM

The property is situated within easy reach of the town centre. It is within a short distance of Harrowby Lane where there is a shopping parade plus further amenities including Co-op, doctor's surgery and Tesco also off Harrowby Lane.

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.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.



Floorplan

GROUND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk