



14 Bridge Street,
Grantham. NG31 9AE



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£214,500

- Four Bedroom End-Terrace
- Tastefully Modernised
- Three Storey Home
- Living Room, Dining Room & Kitchen
- Bathroom & Shower Room
- Good Sized Garden
- Popular Location
- Close to Amenities & Station
- Freehold
- Energy Rating D



Situated within walking distance of Grantham town centre, this beautifully presented four bedroom end-terrace property offers ample living accommodation! Only a short walk from Grantham train station, as well as shops and amenities, the property boasts a fantastic position within the town. Spanning over three floors, the accommodation briefly comprises the following: Lounge, Dining Room, Kitchen, Downstairs Bathroom, Two Bedrooms and a Shower Room on the first floor plus an additional Two Bedrooms on the second floor! Outside there is an enclosed rear garden that is mostly laid to lawn, but also benefits from two separate seating areas. Internal viewing is highly recommended!

ACCOMMODATION

LOUNGE

3.66m x 3.45m (12'0" x 11'4")

With part obscure glazed uPVC entrance door, uPVC double glazed window to the front aspect, radiator, contemporary wall mounted gas fire.

INNER LOBBY

With stairs rising to the first floor and storage cupboard.

DINING ROOM

3.46m x 3.7m (11'5" x 12'1")

Open to the kitchen and having laminate flooring and radiator.



KITCHEN

3.49m x 2.97m (11'6" x 9'8")

Having uPVC double glazed window incorporating glass roof extension offering plenty of natural light to the rear aspect. The kitchen offers a range of base level cupboards and drawers with matching eye level units, work surfacing with inset one and a half bowl sink and drainer with utility style mixer tap over, 5-ring gas hob with electric cooker beneath and stainless steel cooker hood over, space and plumbing for washing machine, space for upright fridge freezer, radiator and tiled flooring.

DOWNSTAIRS BATHROOM

2.35m x 1.71m (7'8" x 5'7")

With uPVC obscure double glazed window to the side aspect, a modern white suite comprising 'L' shaped panelled bath with hand held shower attachment and rain head shower over, mermaid tiling and glazed shower screen, contemporary wash basin with vanity storage, close coupled WC., large ladder style towel radiator, extractor, spotlights and vinyl flooring.

FIRST FLOOR LANDING

Having radiator.

BEDROOM ONE

3.71m x 3.49m (12'2" x 11'6")

With uPVC double glazed window to the front aspect, radiator.

BEDROOM TWO

2.58m x 3.59m (8'6" x 11'10")

Having uPVC double glazed window to the rear aspect, radiator.

FIRST FLOOR SHOWER ROOM

2.98m x 1.73m (9'10" x 5'8")

A contemporary shower room with uPVC obscure double glazed window to the side aspect, a spa corner shower, wash basin with vanity storage beneath and close coupled WC., ladder style heated towel rail, fully tiled walls, tiled floor,.

SECOND FLOOR LANDING



BEDROOM THREE

2.48m x 3.47m (8'1" x 11'5")

With uPVC double glazed dormer window to the rear aspect and radiator.

BEDROOM FOUR

3.59m x 2.54m (11'10" x 8'4")

Having two double glazed skylights to the front elevation and radiator.

OUTSIDE

To the rear there is an enclosed garden mainly laid to lawn with two seating areas and outside tap. There are brick walls and fencing to the boundaries.

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 passing Sainsburys on the left-hand side and turn left at the traffic lights on to Bridge End Road (A52). Turn left onto Harrowby Road and left into Bridge Street. The property is on the right-hand side.

GRANTHAM

The property is within easy walking distance of the town centre as well as local amenities. 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.

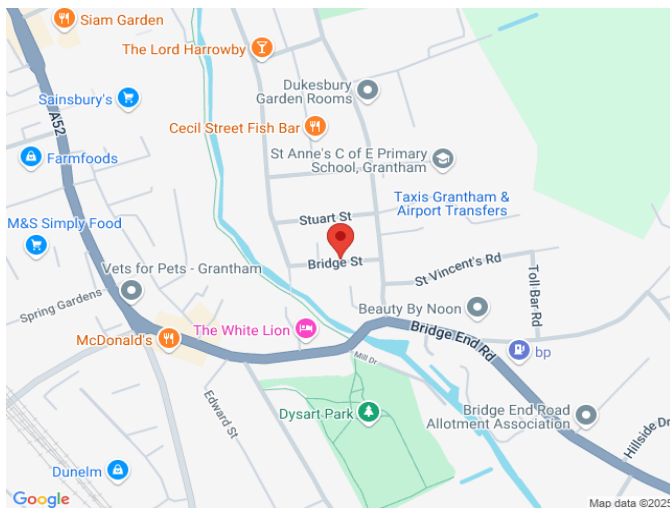
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The accuracy, reliability and completeness of the information is not guaranteed and no guarantee as to their operability or efficiency can be given. Made with Metaplan C1225



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.



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