



73 Bradley Drive,
Grantham. NG31 7WN



£280,000

- An Appealing Modern Detached House
- Popular Position
- Good Access To Amenities
- Easy Walk To Station
- Ground Floor Cloakroom
- Lounge & Dining Room
- Kitchen With Appliances
- Four Bedrooms
- Two Bathrooms
- Garage & Garden
- Freehold – Energy Rating C



A nicely kept modern detached house built in 2014 and situated in a convenient position off Springfield Road and giving good access to a range of amenities including the town's Station which is within walking distance. The accommodation, which has recently been decorated, comprises as follows: Entrance hall, ground floor WC, a lounge with adjoining dining room, kitchen with built-in appliances, first floor landing, master bedroom with built-in wardrobes and an en suite shower room/WC, three further bedrooms and a bathroom. Gas central heating and uPVC double glazing are installed. There is an integral garage which gives good storage options, driveway parking and a private rear garden. The property is offered for sale with NO ONWARD CHAIN and should provide for the needs of a growing family.

ACCOMMODATION

ENTRANCE HALL

Having electric consumer unit and inner door to lounge.

CLOAKROOM/WC

Having wash basin, low level WC., extractor fan and radiator.





LOUNGE

2.95m x 5.33m (9'8" x 17'6")

A nicely proportioned room with open archway to dining room and a recessed staircase off to the first floor, under stairs storage cupboard, two radiators and Hive central heating controller.

DINING ROOM

2.74m x 3.15m (9'0" x 10'4")

Overlooking the rear garden through uPVC double glazed French doors, with radiator.

KITCHEN

2.69m x 3.38m (8'10" x 11'1")

Fitted in a contemporary style to include a comprehensive range of base cupboards, working surfaces and eye level cupboards, stainless steel one and a half bowl sink and drainer, integrated double electric oven, inset 5-ring gas hob with stainless steel chimney style extractor over, integrated fridge freezer, dishwasher and wall mounted Potterton gas fired central heating boiler, radiator, spotlights, uPVC double glazed window to the rear elevation, external half glazed door to the garden.

FIRST FLOOR LANDING

Having loft hatch access, radiator and built-in airing cupboard with hot water cylinder.

BEDROOM 1

2.57m x 4.67m (8'5" x 15'4")

With two uPVC double glazed windows to the front elevation, built-in triple wardrobe, radiator.

EN SUITE SHOWER/WC

1.7m x 1.96m (5'7" x 6'5")

With uPVC obscure double glazed window to the front aspect, shower cubicle, wash basin with vanity storage beneath and low level WC., shaver socket, extractor fan, chrome heated towel rail, spotlights, tiling to wet areas.

BEDROOM 2

2.74m x 3.18m (9'0" x 10'5")

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

BEDROOM 3

2.72m x 2.72m (8'11" x 8'11")

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

BEDROOM 4

2.13m x 2.41m (7'0" x 7'11")

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

FAMILY BATHROOM/WC

1.52m x 2.54m (5'0" x 8'4")

With uPVC obscure double glazed window to the side elevation, a white suite of panelled bath with shower and screen over, pedestal wash basin and low level WC., tiling to wet areas, chrome heated towel rail, spotlights and extractor fan.

OUTSIDE

The property stands behind a front garden with hedging to the boundary and Cherry tree, with a tarmac driveway to the garage and gated side pedestrian access to the rear garden. The rear garden has a patio, lawn, conifers and shrubs, close boarded fencing to the boundaries and a garden tap.

GARAGE

2.46m x 4.98m (8'1" x 16'4")

An integral single garage with up-and-over door, light and power connected.

CHARGES

We understand there is a modest six monthly management charge to cover maintenance of communal areas around Bradley Drive, which we are informed is approximately £80.

SERVICES

Mains water, gas, electricity and drainage are connected.





COUNCIL TAX

The property is in council Tax Band C.

DIRECTIONS

From High Street proceed south onto London Road, passing Sainsburys and taking the right turn at the traffic lights onto Springfield Road. Take the right turn onto Wilks Road which leads onto Bradley Drive, follow the road and the property is on the left. Alternatively the property can be accessed from Harlaxton Road (A607), turning left onto Huntingtower Road, left onto Springfield Road and left onto Wilks Road etc.

GRANTHAM

Local amenities are available along Springfield Road including a bus service to town. The railways station is about 10 minutes' walk away via The Brambles estate.

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.

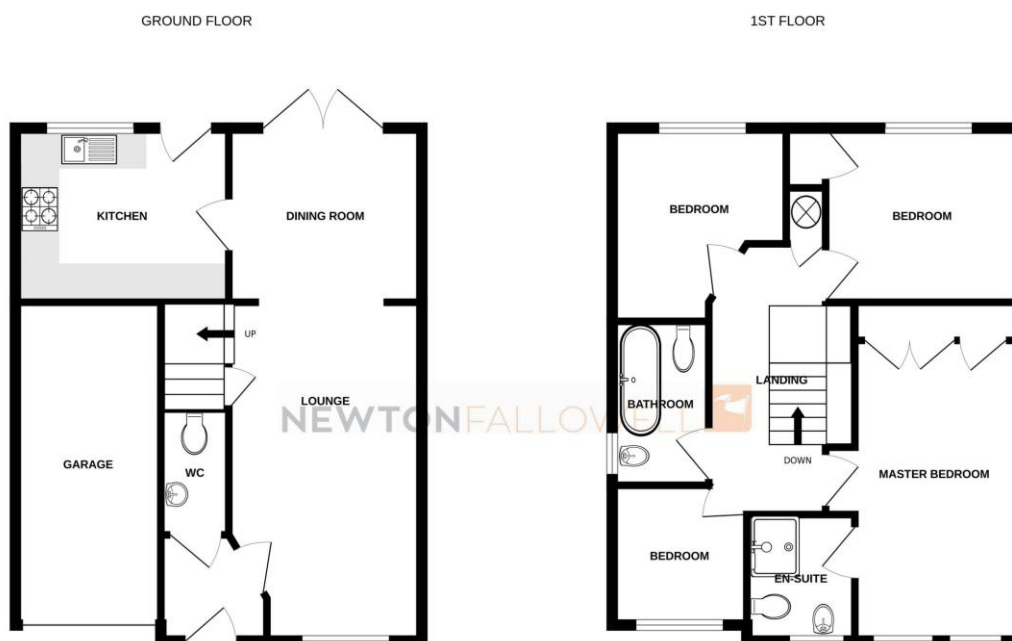
NOTE

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.

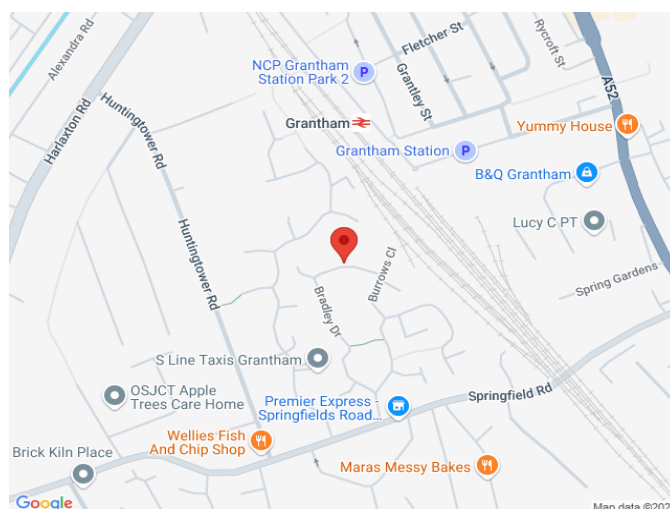
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For more information please call in the office or telephone 01476 591900.

Floorplan



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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