



38 Cecil Street,  
Grantham. NG31 9AQ



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**£180,000**

- Immaculate Terraced House
- Popular Street With Good Parking
- Walking Distance Of Amenities
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Ground Floor Bathroom/WC
- Three Good Bedrooms
- Private Courtyard Garden
- Freehold - Energy Rating D



A beautifully presented and much loved traditional terraced house in a popular position and within walking distance of many amenities including the town's station. There's even a fine local pub, The Lord Harrowby, a few minutes stroll away. The accommodation, which is nicely laid out and has been thoughtfully improved, is ready to move into. There is an entrance lobby, comfortable front sitting room, inner hall, a good sized kitchen/dining room, utility room, a ground floor bathroom and three generous bedrooms, the main room with Sharps fitted wardrobes. Gas fired central heating and replacement double glazing have been installed. To the rear there is a private courtyard garden providing an ideal outdoor seating space with no traversing rights of way. What's not to like?!

## ACCOMMODATION

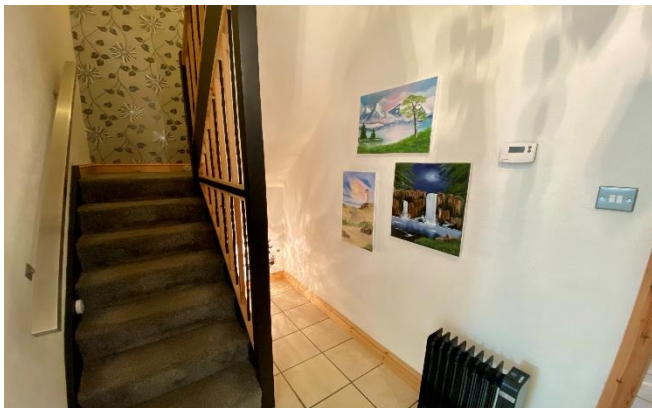
### ENTRANCE LOBBY

Having uPVC entrance door, laminate floor and inner glazed sliding door to the sitting room.

### SITTING ROOM

4.06m x 4.49m (13'4" x 14'8")

Having uPVC double glazed window to the front elevation, laminate floor, meter cupboard, wall lights and radiator. A glazed door leads through to the inner hall.



## INNER HALL

A useful area with under stairs storage space, tiled floor and return staircase with attractive balustrade with twisted metal inserts to the first floor.

## KITCHEN/DINING ROOM

3.4m x 4.54m (11'2" x 14'11")

A nicely sized room comprehensively fitted to include a range of light wood style units with quartz style worktops, inset sink and drainer with mixer tap, integrated oven and hob with extractor over, integrated dishwasher, stylish cast radiator, tiled floor, coving, spotlights and uPVC double glazed window to the rear.

## UTILITY ROOM

1.83m x 2.43m (6'0" x 8'0")

Having fitted floor to ceiling cupboards, space and plumbing for washing machine, tiled floor, half glazed external door to the rear and wall mounted gas fired boiler.

## BATHROOM/WC

1.62m x 2.44m (5'4" x 8'0")

Attractively fitted with a white suite comprising square edged panelled bath with electric shower and glazed screen over, wash basin with vanity storage beneath and close coupled WC., tiled floor, coving, stylish vertical radiator, fully tiled walls and uPVC obscure double glazed window to the rear aspect.

## FIRST FLOOR LANDING

With inner landing off, loft hatch access via ladder to insulated roof space with fitted Velux window, coving and attractive balustrade with twisted metal inserts.

## BEDROOM 1

3.39m x 3.86m (11'1" x 12'8")

Maximum into wardrobes. Having uPVC double glazed window to the front aspect, radiator, a range of Sharps fitted wardrobes.

## BEDROOM 2

3.42m x 3.48m (11'2" x 11'5")

Maximum measurement. With uPVC double glazed window to the rear, coving and radiator.



### **BEDROOM 3**

2.5m x 3.59m (8'2" x 11'10")

Having uPVC double glazed window to the side, radiator.

### **OUTSIDE**

A private courtyard style rear garden arranged on two levels with balustrade, outside tap and light, external water meter and rotproof composite garden shed.

There is rear pedestrian access to the courtyard of number 38 Cecil Street via a passage and right of way, though no neighbours have rights over the private courtyard of number 38.

### **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 and taking the left turn at the traffic lights onto Bridge #End Road. Take the left turn onto Harrowby Road, left onto Granville Street and left onto Cecil Street. The property is on the right-hand side.

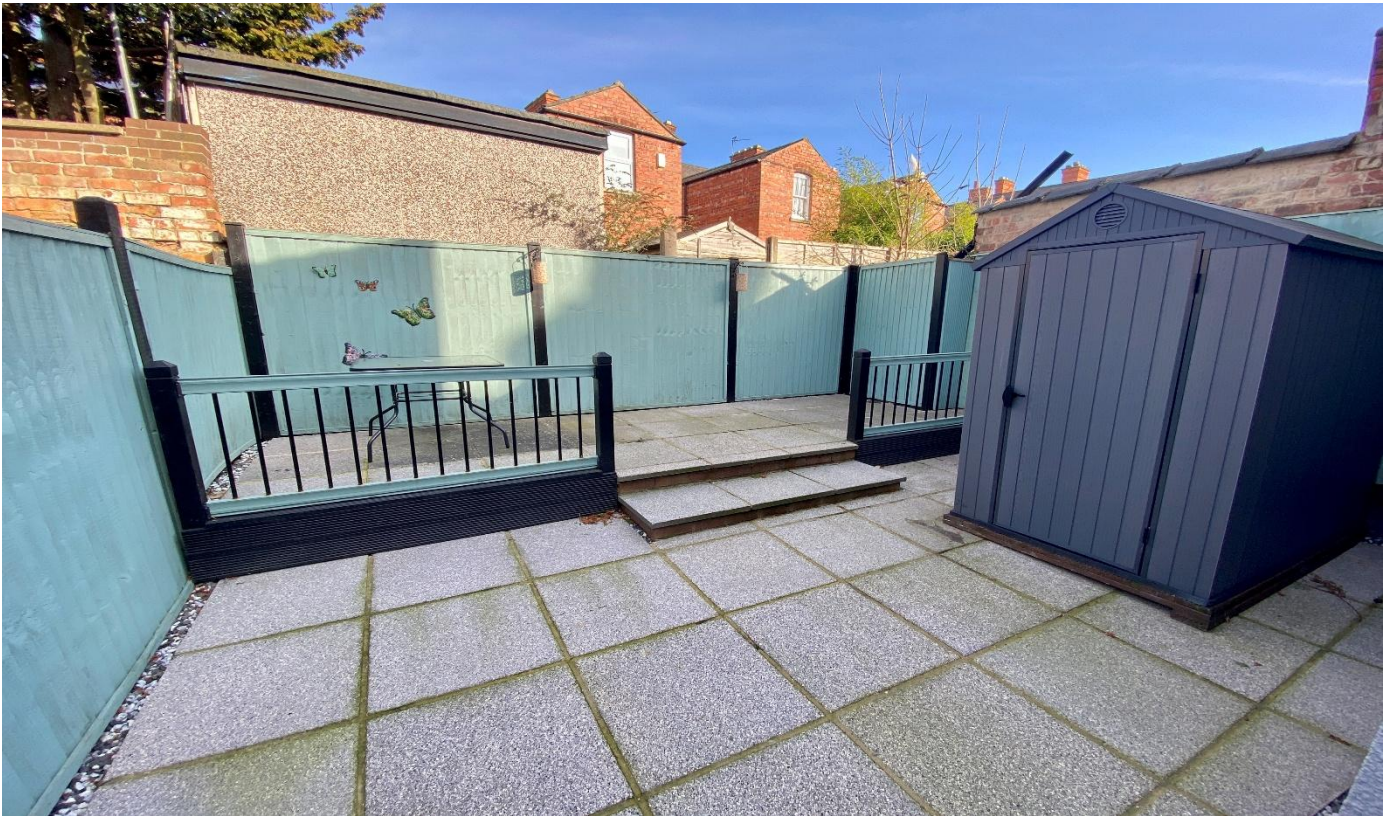
## GRANTHAM

The property is situated within a quick walk to a fish and chip shop and is within easy walking distance of the town centre with all its amenities and the railway station. 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



While every effort has been made to ensure the accuracy of the floorplan compiled from measurements of doors, windows, stairs and other items an agreement 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 for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee is given with respect to them.



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