



150 Harrowby Road,  
Grantham. NG31 9DU



**£310,000**

- Spacious Victorian Home
- Stunning Period Features
- Five Generous Bedrooms
- Kitchen / Breakfast Room
- Lounge & Dining Room
- Bathroom & En Suite
- Low Maintenance Garden
- Close To Town & Amenities
- Freehold
- Energy Rating D



Situated in a desirable location close to local schools and amenities, is this stunning Victorian End Terrace Home with original features, and makes for a perfect family home! The property has been significantly improved throughout the time the current owner has lived here and means the new owner can simply move in with no work required. Bursting with character features throughout and spanning almost 1,600 square feet, the accommodation briefly comprises the following: Entrance Hall, Cellar, Living Room, Dining Room, open-plan Kitchen/Breakfast Room, Five Bedrooms and Two Bathrooms. To the rear there is a low maintenance garden. The property also has the added benefits of having uPVC Double Glazing and Central Heating. Viewing is a must to appreciate the quality and size of accommodation on offer!

## ACCOMMODATION

### OPEN PORCH

An imposing entrance porch having attractive half glazed entrance door with glazed panel to either side and transom window over and tiled floor.

### ENTRANCE HALL

Having herringbone Karndean flooring, radiator and stairs rising to the first floor.

### CELLAR







## LOUNGE

3.56m x 4.31m (11'8" x 14'1")

Having uPVC double glazed sliding sash bay windows to the front aspect, wooden floorboards, wood burning stove with hearth and attractive Minster stone style surround, radiators to the bay.

## DINING ROOM

3.34m x 3.71m (11'0" x 12'2")

With uPVC double glazed sliding sash window to the rear, radiator, wooden flooring and chimney breast with inset wood burning stove.

## KITCHEN / BREAKFAST AREA

5.88m x 3.4m (19'4" x 11'2")

With uPVC double glazed sliding sash window to the side aspect, uPVC double glazed French doors with steps to the rear garden and with transom window over, an extensive range of base level cupboards and drawers with matching eye level cupboards, integrated wine cooler, quartz work surfacing continuing into upstands with drainage grooves and inset Belfast sink, further quartz work surfacing with inset ceramic hob and extractor over, inset double electric oven, integrated washing machine and dishwasher, integrated fridge and freezer, wall mounted gas fired boiler set within cupboard, downlighting and herringbone Karndean flooring.

## FIRST FLOOR LANDING

Having wooden flooring, storage cupboard, radiator and stairs to the second floor.

## BEDROOM TWO

3.49m x 3.74m (11'6" x 12'4")

With uPVC sliding sash window to the front aspect, fitted wardrobes, radiator and wooden flooring.

## BEDROOM THREE

3.71m x 3.25m (12'2" x 10'8")

With uPVC sliding sash window to the rear aspect and radiator.

## BEDROOM FOUR

3.62m x 3.06m (11'11" x 10'0")

With uPVC sliding sash window to the rear aspect and radiator.



## BEDROOM FIVE

2.78m x 1.79m (9'1" x 5'11")

Having uPVC sliding sash window to the front aspect, radiator and wooden flooring.

## FAMILY BATHROOM

2.5m x 1.79m (8'2" x 5'11")

Having two uPVC obscure double glazed windows to the side aspect, an 'L' shaped panelled bath with shower over, central mixer taps and glazed shower screen, pedestal washbasin and low level WC., subway style tiling to walls, downlighting, radiator and tiled flooring.

## SECOND FLOOR LANDING

With skylight, wooden flooring and storage cupboard.

## BEDROOM ONE

4.26m x 2.82m (14'0" x 9'4")

With window to the front and rear aspects, radiator, wooden flooring, downlighting and eaves storage space.

## SHOWER ROOM

2.13m x 1.78m (7'0" x 5'10")

Having fully tiled corner shower cubicle with mains fed shower within, pedestal wash basin and low level WC., tiling to walls, wooden flooring, ladder style heated towel rail.

## Note

Some of the rooms have attractive ceiling corning and some windows are fitted with shutter blinds.

## OUTSIDE

There is gated pedestrian access to a low maintenance gravelled front garden with footpath to the front entrance door and brick wall to the boundaries. At the rear there is a fully enclosed block paved garden with gate to the rear and electric power point.





## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band B.

## DIRECTIONS

The property is centrally positioned for access either by St Catherine's Road turning right onto Harrowby Road or via Bridge End Road (A52) and turning left.

## GRANTHAM

The property is within easy walking distance of the town centre with all its amenities, bus station 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.

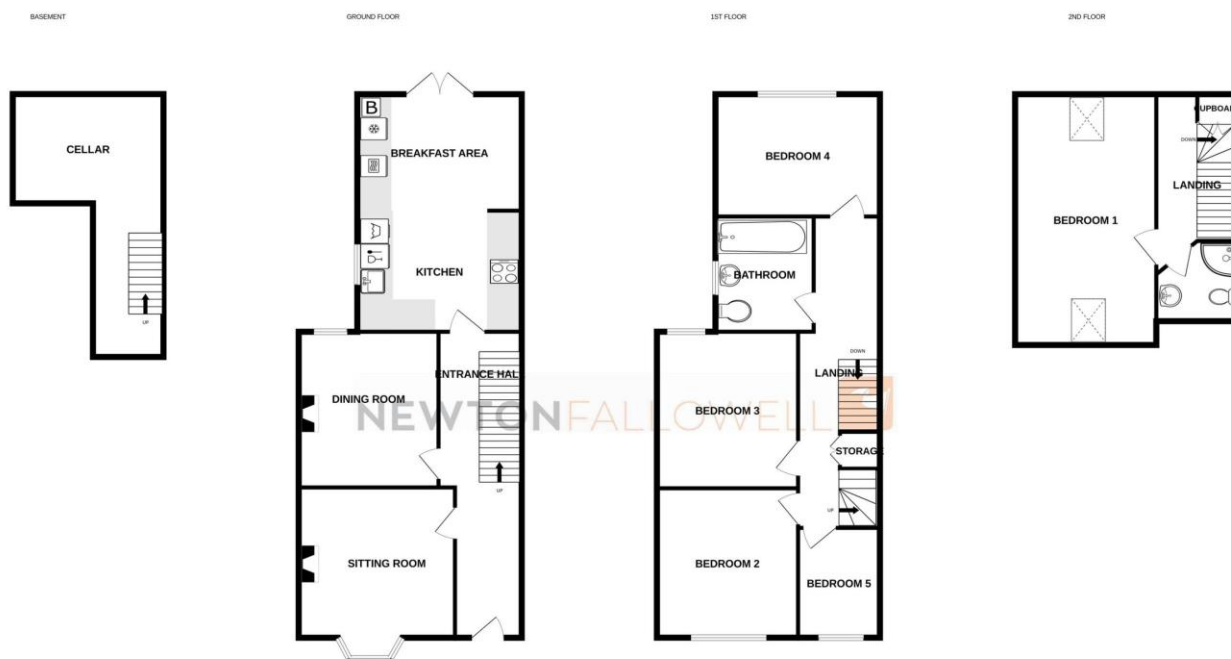
## NOTE

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.

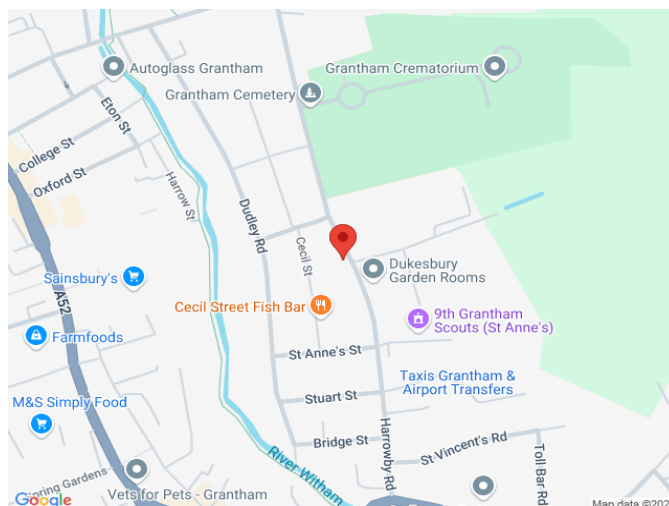
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For more information please call in the office or telephone 01476 591900.

# 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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