



10 Kedleston Road,
Grantham. NG31 7FG



Guide Price £270,000

- Detached House
- Executive Family Home
- Beautifully Presented
- Four Bedrooms
- Open-Plan Kitchen / Breakfast Area
- Spacious Lounge
- En Suite & Bathroom
- Enclosed Garden + Garage
- Close to Amenities
- Freehold – EPC: Rating C



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £270,000

Set in a popular residential estate is this modern detached property, beautifully presented and ready to simply move in and enjoy. Offering over 1,200 square foot of accommodation, the modern executive family home comprises the following: a generous kitchen/diner, living room, ground floor cloakroom, a master bedroom complete with an en-suite and three further bedrooms serviced by a modern three-piece bathroom. Outside the property provides ample parking with a driveway leading to a garage to the rear of the property, as well as a generous enclosed garden space. Offered with the advantage of no onward chain!

ACCOMMODATION

ENTRANCE HALL

Having stairs rising to the first floor, tiled floor, smoke alarm and radiator.

CLOAKROOM

With uPVC obscure double glazed window to the front aspect, pedestal wash basin, close coupled WC., tiled floor and radiator.





LOUNGE

6m x 3.42m (19'8" x 11'2")

Having uPVC double glazed window to the front and side aspect, solid wood flooring and radiator.

KITCHEN

3.65m x 2.91m (12'0" x 9'6")

With uPVC double glazed window to the side aspect, an excellent range of base level cupboards and drawers with matching eye level units, work surfacing with inset stainless steel one and a half bowl sink and drainer, inset gas hob with oven beneath and stainless steel splashback and extractor over, space and plumbing for dishwasher, radiator, integrated fridge freezer, tiled floor and tiled splashbacks.

DINING AREA

2.88m x 3m (9'5" x 9'10")

Having uPVC double glazed window to the front aspect, uPVC double glazed doors to the rear aspect, tiled flooring.

UTILITY ROOM

1.5m x 1.91m (4'11" x 6'4")

Having half obscure uPVC double glazed door to the rear, eye and base level units, wall mounted central heating boiler, space and plumbing for washing machine, tiled flooring, tiled splashbacks, understairs storage cupboard.

FIRST FLOOR LANDING

With loft hatch access and airing cupboard.

BEDROOM ONE

3.57m x 3.6m (11'8" x 11'10")

With uPVC double glazed window to the side aspect and radiator.

EN-SUITE

1.49m x 2.18m (4'11" x 7'2")

Having uPVC obscure double glazed window to the rear aspect, walk-in fully tiled shower cubicle, pedestal wash basin, close couple WC., extractor fan, tall ladder style heated towel radiator, shaver point, tiled flooring.

BEDROOM TWO

3m x 2.48m (9'10" x 8'1")

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

BEDROOM THREE

2.84m x 2.93m (9'4" x 9'7")

With uPVC double glazed window to the side, laminate flooring and radiator.

BEDROOM FOUR

3.14m x 2.31m (10'4" x 7'7")

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

FAMILY BATHROOM

2.6m x 2.01m (8'6" x 6'7")

Having uPVC obscure double glazed window to the front aspect, panelled bath with shower over, fully tiled walls and glazed shower screen, wash basin and close coupled WC., extractor fan, shaver point, radiator and tiled floor.

OUTSIDE

There is a gravelled frontage with established shrubs and a pathway to the entrance door with storm porch canopy over. At the rear is a mainly lawned garden, fully enclosed, with a patio area and gate giving pedestrian access to the garage.

GARAGE

A single garage with up-and-over door, accessed via the turning for Elvaston Court at the end of the garden.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

NOTE

There is an annual charge, currently £130, for the upkeep of common areas on the development.

DIRECTIONS

From High Street proceed south passing Sainsburys on the left-hand side and taking the right turn at the traffic lights on to Springfield Road. Take the left turn on to Caunt Road, right on to Kedleston Road and the property is on the right.





GRANTHAM

The property is close to town and 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.

AUCTIONEER COMMENTS

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property.

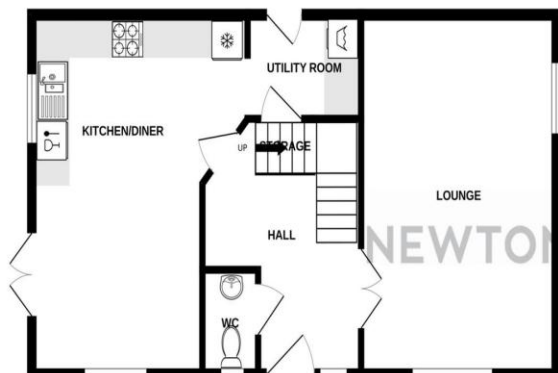
The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Floorplan

GROUND FLOOR



1ST FLOOR



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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