



34a Albert Street,  
Grantham. NG31 6HY



### Guide Price £165,000 to £170,000

- Beautifully Presented Throughout
- Stunning Character Features
- Two Generous Bedrooms
- Lounge & Dining Room
- Modern Kitchen
- 
- Close To Local Town
- Popular Location
- Enclosed Rear Garden
- Freehold
- EPC: Rating D



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Newton Fallowell are delighted to present this beautifully kept end-terrace home, full of character throughout! Located to the south of Grantham and offering easy access to the road network and transport links, is this spacious property that boasts over 1,000 square foot of accommodation. The accommodation briefly comprises the following: Entrance Hall, Lounge, Dining Room with Log Burner, Kitchen, Downstairs Shower Room, Two Bedrooms, W/C, and a generous Attic Room! The property benefits from uPVC double glazing and gas fired central heating fed by a combination boiler. Outside there is an enclosed and well maintained rear garden. A viewing is highly recommended to fully appreciate the quality of accommodation on offer!

## ACCOMMODATION

### ENTRANCE HALL

A shared passageway leads to the entrance hall and also along into the rear garden. There is an entrance door to the side, stairs rising to the first floor and under stairs storage.

### LOUNGE

3.66m x 4.27m (12'0" x 14'0")

Having uPVC double glazed box bay window to the front aspect, radiator and wall mounted pebble effect electric fire.



## DINING ROOM

3.66m x 3.43m (12'0" x 11'4")

With uPVC double glazed window to the rear aspect, inset wood burning stove with hearth and wooden beam over, radiator. A fully glazed door leads through to the kitchen.

## KITCHEN

1.98m x 3.22m (6'6" x 10'7")

With two uPVC double glazed windows to the side aspect, uPVC door to the side, door to large storage cupboard, an excellent range of white gloss base level cupboards and drawers with matching eye level units, work surfacing with inset one and a half bowl sink and drainer, space and plumbing for washing machine and dishwasher, inset gas hob with extractor over and electric oven beneath, space for upright fridge freezer, vinyl flooring.

## SHOWER ROOM

1.82m x 1.81m (6'0" x 5'11")

With uPVC obscure double glazed window to the side aspect, over sized walk-in shower cubicle with shower within having rain shower head and hand shower, pedestal wash basin and close coupled WC., tall ladder style heated towel radiator, mermaid boarding to walls, tiled floor.

## FIRST FLOOR LANDING

Having airing cupboard and stairs to the attic room.

## TOILET

Having macerator toilet, wall hung wash basin with vanity storage beneath, ladder style towel radiator and vinyl flooring.

## BEDROOM 1

4.87m x 3.41m (16'0" x 11'2")

With uPVC double glazed window to the front aspect, radiator, wooden flooring and feature cast iron fireplace with surround.

## BEDROOM 2

3.68m x 3.4m (12'1" x 11'2")

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



## ATTIC ROOM

4.48m x 5.09m (14'8" x 16'8")

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

## OUTSIDE

To the front there is a small forecourt garden with picket fencing to the boundaries and space for wheelie bin storage. To the rear there is a decked seating area, lawn, shrubs to the borders, outside lighting and garden shed. A timber gate leads into the shared passageway.

## 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 continue across the traffic lights adjacent to McDonalds on to South Parade (B1174). Take the left turn onto Albert Street and the property is on the left.

## GRANTHAM

The property is situated within walking distance of town including McDonalds on the A52 junction. Town amenities are close by including the railway station. The property has easy access to joining the A1 south.

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.

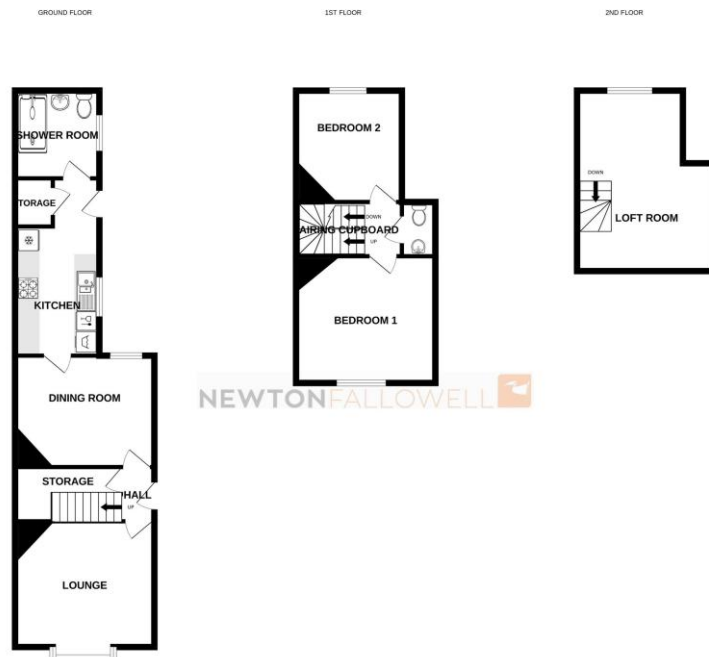
## AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

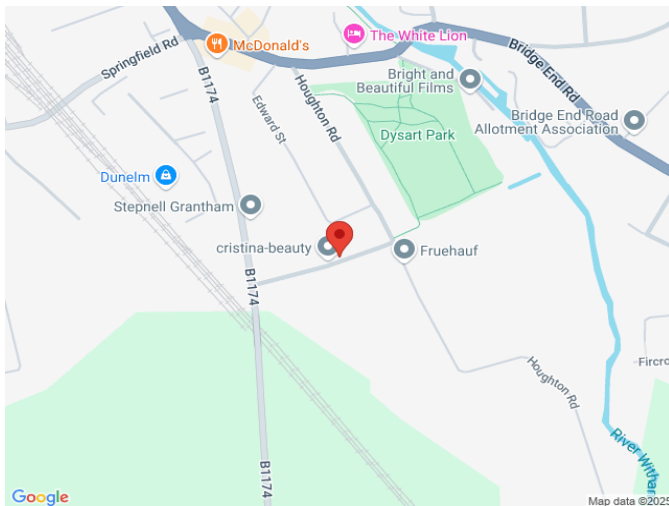
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



# 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 in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Lettingo ©2025



## 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.

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



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