



15 Harrowby Road,
Grantham. NG31 9DT



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£350,000

- Spacious Family Home
- Over 1,200 Square Foot
- Beautifully Presented Throughout
- Four Bedrooms
- Walking Distance Of Town
- Off-road Parking To Front And Rear
- Extended To Rear plus Loft Conversion
- Generous Rear Garden
- Garage
- Freehold - EPC: Rating D



Newton Fallowell are delighted to present this EXTENDED FOUR BEDROOM HOME, situated within walking distance of Grantham town centre! The property benefits from a rear extension to provide a further reception room and rear entrance porch, as well as a LOFT CONVERSION to supply a further bedroom. Located on the ever-popular Harrowby Road, the home offers fantastic links to local amenities, road networks and Grantham railway station. Boasting over 1,200 square feet of living accommodation, it briefly comprises the following: Entrance Porch and Hall, Lounge, Family Room, Downstairs WC, Kitchen, Dining Room, Rear Porch/Office Space, Four Bedrooms, one located within the Loft Conversion and a family Bathroom. To the front of the home is a driveway that offers ample off-road parking, as well as a green space. To the rear of the property is a generous and beautifully maintained garden that leads to a garage and further parking! Viewing highly advised to appreciate the space on offer!

ACCOMMODATION

ARCHED ENTRANCE PORCH

With uPVC double glazed entrance doors and side panels and door to the entrance hall.

ENTRANCE HALL

Having wooden flooring, stairs rising to the first floor landing, radiator and smoke alarm.





CLOAKROOM

0.83m x 1.8m (2'8" x 5'11")

With uPVC double glazed window to the side aspect, wall mounted wash basin, low level WC and radiator.

LOUNGE

3.64m x 4.66m (11'11" x 15'4")

With uPVC box bay window to the front aspect, coal effect gas fire inset to a marble style hearth and surround and radiator.

FAMILY ROOM

3.75m x 3.64m (12'4" x 11'11")

With fireplace, uPVC double glazed French doors to the dining room and radiator.

KITCHEN

5.52m x 2.09m (18'1" x 6'11")

With two uPVC double glazed windows to the side aspect, uPVC double glazed double door and full height window to the rear porch, eye and base level units, work surfacing with inset one and a half bowl sink and drainer, space for slot-in electric cooker with stainless steel and glass extractor over, space and plumbing for washing machine and dishwasher, space for freezer, radiator, wall mounted gas fired central heating boiler, tiled splashbacks, tiled flooring.

DINING ROOM

4.76m x 2.74m (15'7" x 9'0")

Having uPVC double glazed French doors to the rear, skylight, radiator.

REAR PORCH

With uPVC double glazed window to the rear aspect, uPVC door to the side leading to a covered area, laminate flooring and radiator.

FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect and stairs to bedroom 4.

BEDROOM ONE

4.67m x 2.99m (15'4" x 9'10")

Having uPVC double glazed box bay window to the front aspect, fitted wardrobes and radiator.

BEDROOM TWO

3.58m x 2.8m (11'8" x 9'2")

With uPVC double glazed window to the rear aspect, fitted wardrobes and radiator.

BEDROOM THREE

1.92m x 2.58m (6'4" x 8'6")

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

FAMILY BATHROOM

1.91m x 2.63m (6'4" x 8'7")

Having uPVC obscure double glazed window to the side and rear aspect, bath, shower cubicle, pedestal wash basin and low level WC., part tiled walls, radiator and tiled flooring.

BEDROOM FOUR

3.58m x 2.8m (11'8" x 9'2")

Having two uPVC double glazed windows, radiator, eaves storage.

OUTSIDE

To the front there is driveway parking for two vehicles, an area with shrubs and flowers and gravel, with fencing to the boundaries. A gate to the side leads into the rear garden. At the rear there is a large block paved patio seating area with plants and shrubs to the borders, leading onto a lawned garden with footpath to the bottom where the garage is situated. The garden is well stocked with shrubs, plants and various trees including a feature Palm. There are also two sheds.

DETACHED GARAGE

Situated at the rear of the property and also offering parking. The garage is accessed via the small lane to the left of No.1.

SERVICES

Mains water, gas, electricity and drainage are connected.





COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

The High Street proceed south passing the Sir Isaac Newton statue and taking the left turn at the traffic lights onto St Catherine's Road. Follow the road taking the right turn onto Harrowby Road and the property is on the left.

GRANTHAM

The property is situated close to the town centre and the railways station is also close by (King's Cross in approximately 70 minutes). The property is centrally situated for doctor's surgery, access to the A1 north and south and the A52 to Nottingham. Grantham offers a variety of supermarkets and shops including M&S, Sainsburys, Aldi, Lidl and Asda. 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 are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

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.

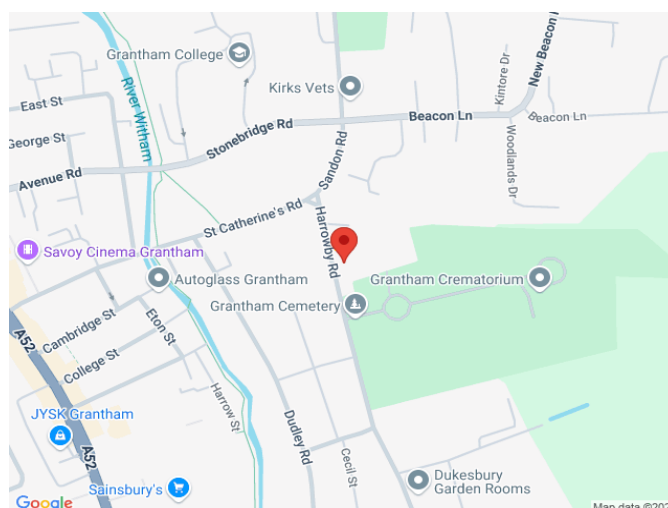
For more information please call in the office or telephone 01476 591900.



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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