



12 Lichfield Close,
Grantham. NG31 8RS



2



1



1

£265,000

- End Cul-de-sac Position
- Almost Level Plot
- One Owner Since New
- Spacious Hall
- Living Room
- Kitchen/Diner and Conservatory
- Shower Room
- Easily Maintained Garden
- Garage
- Freehold - EPC: Rating C



A well kept modern detached bungalow occupying an ideal position on an almost level plot at the end of a quiet cul-de-sac within the popular Barrowby Gate area. The property is in good order throughout having been consistently maintained throughout. Built in 1987 to a three bedroomed design the property was adapted to a more spacious 2 bedroomed layout and has only had one owner since new. Entrance hall, living room, kitchen/dining room with appliances, conservatory, two bedrooms and a shower room/WC. Driveway parking, garage and easily maintained private gardens. No onward chain.

ACCOMMODATION

ENTRANCE HALL

2.42m x 4.51m (7'11" x 14'10") maximum measurements.

Having half glazed uPVC entrance door, radiator with cover, coving, wall lights, loft hatch access, airing cupboard with fitted shelving, vinyl floor covering.

KITCHEN/DINING ROOM

3.32m x 4.58m (10'11" x 15'0")

Re-fitted with a range of modern units comprising base cupboards, marble style working surfaces and eye level cupboards, inset sink and drainer with mixer tap, Hotpoint built-in double oven, ceramic hob with stainless steel extractor over, two radiators with covers, uPVC double glazed window to the side and rear elevations, coving, spotlights, integrated washing machine and dishwasher, fridge and freezer and vinyl flooring.



CONSERVATORY

2.06m x 3.64m (6'10" x 11'11")

Of uPVC construction with radiator, sliding door to the rear garden and personal glazed door to the garage.

LIVING ROOM

3.32m x 4.46m (10'11" x 14'7")

With wide uPVC double glazed bow window to the front elevation, two radiators with covers, coving and feature marble style fireplace with painted wood surround.

BEDROOM 1

3.01m x 3.6m (9'11" x 11'10")

With uPVC double glazed window to the front elevation, radiator with cover, coving.

BEDROOM 2

3.03m x 3.47m (9'11" x 11'5")

Having uPVC double glazed window to the rear elevation, radiator with cover, coving.

SHOWER ROOM

2.03m x 2.68m (6'8" x 8'10")

Re-fitted with a Quadrant shower cubicle and Triton electric shower within and mermaid boarding, wash basin with vanity storage incorporating worktop space and concealed cistern WC., fully tiled walls, coving, spotlights, vertical radiator, vinyl floor covering.

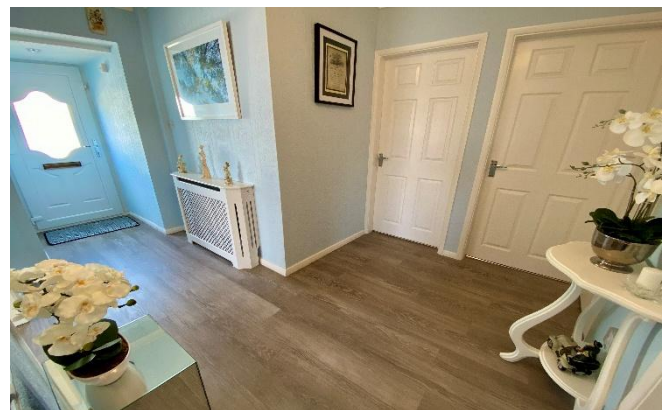
OUTSIDE

The property stands behind an open plan front garden laid to gravel with a circular paving and a concrete driveway providing ample parking and leading to the garage at the rear. There is also a side gate giving access to the rear garden. The rear garden includes a decked seating area, is generally laid to gravel and granite chips for ease of maintenance, has a paved patio area, garden tap, a good timber garden shed, a gravelled side area and close boarded fencing to the boundaries.

GARAGE

2.47m x 4.98m (8'1" x 16'4")

Having replacement up-and-over door, Ideal wall mounted gas fired combination boiler, electric consumer unit, light and power connected.



SERVICES

Mains water, gas, electricity and drainage are connected.

SOLAR PANELS

There are solar panels to the south elevation which are on a lease lease and maintenance arrangement with Renewable Energy Solutions Services.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

From High Street continue onto Watgate taking the left turn at the traffic lights, over the roundabout adjacent to Asda on to Barrowby Road (A52). Proceed under the railway bridge and up the hill taking the left turn before the roundabout on to Winchester Road. Follow the road for quite some distance before taking the right turn on to Lichfield Close. The property is immediately at the end of the cul-de-sac facing you.

GRANTHAM

The property is ideally situated for access to the A52 to Nottingham and A1 north. There are local shops close by on Barrowby Gate including a Tesco Express and a local bus service along Winchester Road.

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.

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.

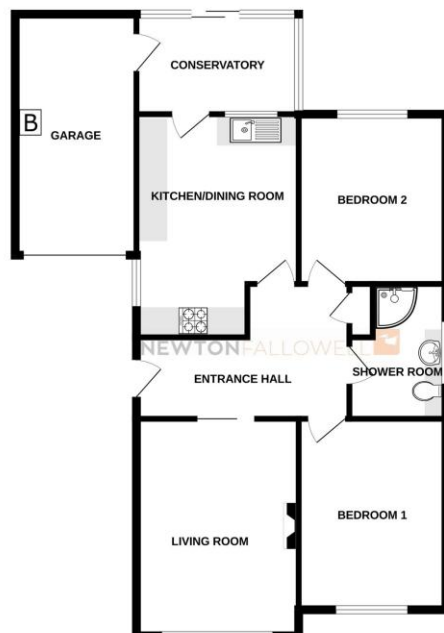
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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

GROUND FLOOR



While 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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, engineer and surveyor should have not been asked and no guarantee as to their quality or efficiency can be given.
Made with Metropix (2020)



Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk