



62 Belton Grove,
Grantham. NG31 9HH



£300,000

- Popular Area
- Convenient For Town Centre
- Cloakroom
- Re-fitted Open-plan Kitchen/Diner
- Lounge
- Four Bedrooms
- Family Bathroom
- Good Natural Light
- Garage & Gardens
- Freehold - EPC: Rating C



Situated in the popular Belton Grove development off Belton Lane and within walking distance of the town centre, Wyndham Park and excellent local schools this modern detached house offers appealing accommodation with good levels of natural light. The living space is approached via an entrance lobby and hall with a ground floor WC off and includes a stylish open plan kitchen/dining room which has been refitted in recent years. There is also a nicely proportioned lounge whilst the first floor includes four good sized bedrooms and a bathroom. Gas fired central heating and uPVC double glazing are further advantages. Externally there is a detached garage which can provide good additional storage, driveway parking and surprisingly generous wrap around gardens. Viewing recommended.

ACCOMMODATION

ENTRANCE LOBBY

1.2m x 2.29m (3'11" x 7'6")

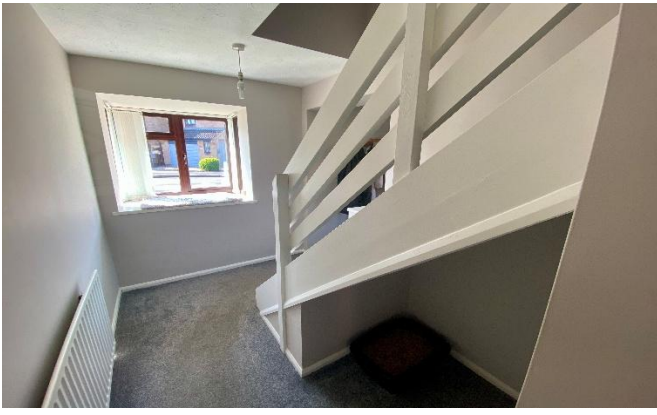
With half glazed entrance door, cloaks hanging space and electric consume unit.

ENTRANCE HALL

1.84m x 4.13m (6'0" x 13'6")

Having a uPVC double glazed box bay window to the front elevation, stairs rising to the first floor accommodation and radiator.





CLOAKROOM

0.88m x 2.22m (2'11" x 7'4")

With uPVC obscure double glazed window to the side elevation, low level WC and wash basin.

LOUNGE

3.56m x 4.85m (11'8" x 15'11")

Having uPVC double glazed window to the front elevation, radiator, fitted gas fire, laminate flooring and glazed double doors to the dining area.

KITCHEN/DINING ROOM

3.9m x 5.53m (12'10" x 18'1")

An impressive open-plan room which has been re-fitted in recent years to include an extensive range of base cupboards with working surfaces over and wall cupboards together with a peninsula unit incorporating an electric induction hob with stainless steel and glass extractor over, integrated double oven, Asterite one and a half bowl sink with mixer tap, two radiators, spotlights, central heating control, uPVC double glazed window to the side and rear and uPVC half double glazed door to the rear.

FIRST FLOOR LANDING

Having uPVC double glazed window to the side elevation, airing cupboard containing insulated copper cylinder and electric immersion heater, loft hatch access.

BEDROOM 1

2.7m x 4.17m (8'11" x 13'8") plus wardrobes.

With uPVC double glazed window to the front elevation, radiator and a range of fitted wardrobes with mirror fronted doors.

BEDROOM 2

2.7m x 4.03m (8'11" x 13'2")

With uPVC double glazed window to the rear elevation and radiator.

BEDROOM 3

2.75m x 2.32m (9'0" x 7'7")

With uPVC double glazed window to the rear elevation and radiator.

BEDROOM 4

2.77m x 3.18m (9'1" x 10'5")

With uPVC double glazed window to the front and radiator.

FAMILY BATHROOM

1.85m x 2.3m (6'1" x 7'6")

Having uPVC obscure double glazed window to the side elevation, a Heritage white suite comprising panelled bath with Mira electric shower and glazed screen over, wash basin with vanity cupboards and drawers incorporating close coupled WC with concealed cistern and worktop over, fully tiled walls, radiator, spotlights.

OUTSIDE

The property stands behind an open-plan lawned front garden with a gravelled driveway leading to the garage. To the side and rear there is a surprisingly generous garden which enjoys a fair level of privacy and is laid to lawn with shrubs. There is also an outside tap.

GARAGE

2.52m x 4.95m (8'4" x 16'2")

With electrically operated roller door, light and power connected.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue onto Watergate following the one way system turning right onto Broad Street and left onto Brook Street. At the Manthorpe Road traffic lights bear right onto Belton Lane, left onto Belton Grove and follow the road. The property is on the right.





GRANTHAM

There are local amenities on Harrowby Lane offering Tesco Express, newsagents etc., and a local bus service to town runs along Belton Lane. Wyndham Park and Wyndham Park Nursery School are within a walk away.

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

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.

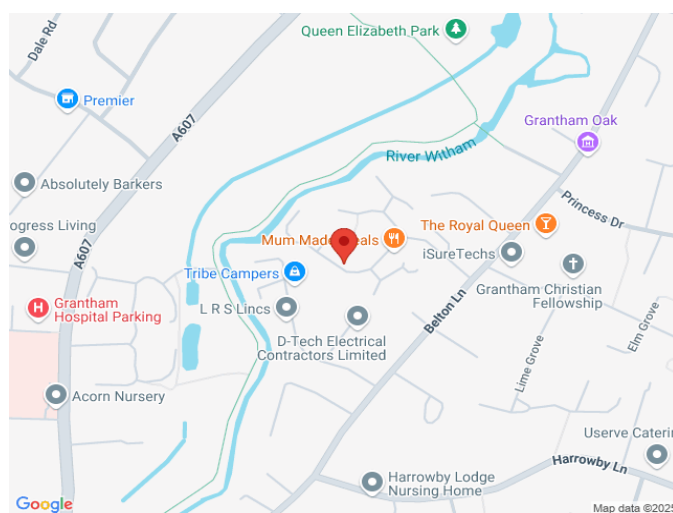


Floorplan



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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