



22 Coles Way,
Grantham. NG31 7GB



Guide Price £205,000 to £210,000

- Modern Terraced House
- Ideal First Purchase or Buy to Let
- Ground Floor Cloakroom
- Kitchen Diner & Lounge
- Three Bedrooms
- Bathroom & En Suite
- New Carpets
- Two Parking Spaces
- No Chain
- Freehold - EPC Rating C



Situated in a popular area within walking distance of the town centre and associated amenities this modern terraced house should appeal to both first time buyers and investment purchasers alike. The property is offered for sale with vacant possession and no onward chain so should be available in short order subject to formalities. The accommodation briefly comprises as follows: Entrance hall, ground floor cloakroom/WC, a good sized living room, kitchen/dining room, THREE BEDROOMS, an EN SUITE SHOWER ROOM and bathroom. There is an enclosed rear garden and two dedicated parking spaces close by.

ACCOMMODATION

ENTRANCE HALL

With radiator.

CLOAKROOM

Having low level WC., pedestal wash basin, radiator and uPVC obscure double glazed window to the front elevation.

LOUNGE

4.6m x 5.43m (15'1" x 17'10")

Maximum measurements. Having uPVC double glazed window to the front elevation, two radiators, staircase off to the first floor.





KITCHEN/DINING ROOM

2.71m x 4.6m (8'11" x 15'1")

With uPVC double glazed window to the rear elevation, uPVC double glazed French doors to the garden overlooking the rear garden and having a range of base cupboards, working surfaces and wall cupboards, inset stainless steel sink and drainer, integrated oven and hob with extractor over, Logic gas fired central heating boiler, radiator, extractor fan, tiled floor and useful under stairs storage cupboard.

FIRST FLOOR LANDING

With built-in linen cupboard and loft hatch access.

BEDROOM 1

2.61m x 4.2m (8'7" x 13'10")

Maximum. With uPVC double glazed window to the front elevation and radiator.

EN SUITE

1.36m x 2.63m (4'6" x 8'7")

Having uPVC obscure double glazed window to the side elevation, shower cubicle, pedestal wash basin and low level WC., mirror, radiator.

BEDROOM 2

2.61m x 3.1m (8'7" x 10'2")

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

BEDROOM 3

1.91m x 2.66m (6'4" x 8'8")

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

BATHROOM

1.7m x 1.91m (5'7" x 6'4")

Having uPVC obscure double glazed window to the rear elevation, suite comprising panelled bath, pedestal wash basin and low level WC., radiator.

OUTSIDE

There are TWO PARKING SPACES situated at the left-hand end of the terrace and within a few paces of the front entrance door.

There is a private enclosed rear garden with close boarded fencing to the boundary and gated access.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

Proceed under the railway bridge on to Dysart Road and take the right turn on to Coles Way. Follow the road bearing right and the property is along on the right-hand side.

GRANTHAM

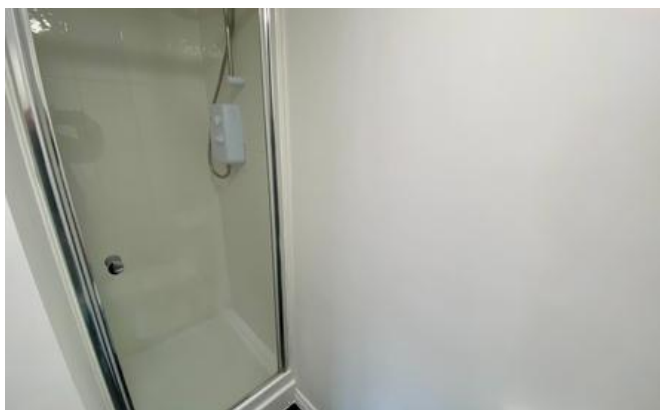
There are local amenities available along Dysart Road and bus stop closeby. The property is situated conveniently close to town.

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.

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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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