



28 Rochester Drive,
Grantham. NG31 8RW



£210,000

- Extended Bungalow
- Two Double Bedrooms
- Lounge, Dining Room & Kitchen
- Open-plan Living Space
- Popular Barrowby Gate Area
- End Of Close Position
- Generous Plot
- Close To Local Amenities
- Driveway Parking & Garage
- Freehold – EPC: Rating C



Located at the end of a close in the ever-popular Barrowby Gate estate, is this extended Two Bedroom Bungalow! Conveniently located within walking distance of local transport and shops, the home boasts a generous plot with a beautifully kept and private rear garden. The accommodation briefly comprises as follows: Entrance Hall, Bathroom, Lounge, Kitchen, Dining Room, and Two Double Bedrooms. To the front of the property is a driveway offering ample parking and leads to a single garage. To the rear is a fully enclosed garden that benefits from lawned space, two sheds and mature trees and shrubbery. Call now to avoid disappointment!

ACCOMMODATION

ENTRANCE HALL

With entrance door to the side, laminate flooring and loft hatch access. The gas fired combination boiler is located in the loft space.

BATHROOM

1.68m x 1.85m (5'6" x 6'1")

With uPVC obscure double glazed window to the side aspect, 'P' shaped step-in panelled bath with shower over and curved glazed shower screen, pedestal wash basin and low level WC., shaver point, extractor fan, airing cupboard, ladder style heated towel radiator, fully tiled walls.

LOUNGE

3.14m x 3.94m (10'4" x 12'11")

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



KITCHEN

2.15m x 3.92m (7'1" x 12'11")

Having uPVC double glazed window to the front aspect, base level cupboards and drawers with matching eye level units, work surfacing with inset gas hob with stainless steel extractor over, integrated electric oven, inset one and a half bowl stainless steel sink and drainer with high rise mixer tap over, tiled splashbacks, space and plumbing for washing machine and dishwasher, room for upright fridge freezer, radiator and laminate flooring.

DINING ROOM

2.95m x 2.88m (9'8" x 9'5")

With full width mirror to one wall, storage cupboards, radiator and laminate flooring.

BEDROOM ONE

2.44m x 3.88m (8'0" x 12'8")

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

BEDROOM TWO

2.85m x 2.44m (9'5" x 8'0")

With uPVC double glazed window to the rear aspect, uPVC fully double glazed door to the rear and radiator.

OUTSIDE

To the front there is a low maintenance gravelled garden with mature shrubs and a driveway leads to the single garage. A wooden gate leads through to the rear garden. To the rear there is a patio seating area, gravelled pathway to TWO SHEDS, a good sized lawned garden and many mature shrubs and trees. The rear garden offers an excellent degree of privacy.

SINGLE GARAGE

With up-and-over door, door and window to the side aspect.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.



DIRECTIONS

From High Street proceed onto Watergate turning left at the traffic lights and following the road over the roundabout adjacent to Asda onto Barrowby Road (A52). Continue under the railway bridge and up the hill taking the left turn onto Winchester Road. Follow the road taking the right turn onto Rochester Drive and the property is at the end on the right.

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 Co-op Pharmacy and a local bus service runs 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.

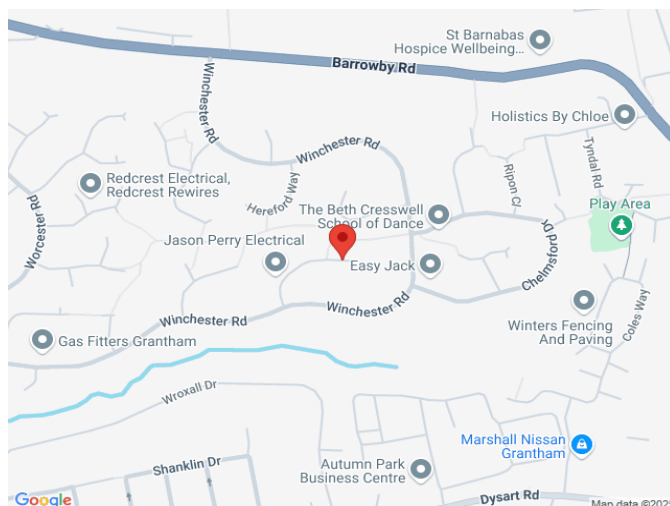


Floorplan

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 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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