



257 Harrowby Lane,
Grantham. NG31 9TT



£185,000

- Extended Bungalow
- Three Bedrooms
- Popular Residential Location
- Spacious Lounge
- Dining Room & Conservatory
- Driveway Parking & Garage
- Carport & Store
- Close To Local Amenities
- No Onward Chain
- Freehold - EPC: Rating to be assessed



Located on the eastern side of the town and close to local amenities you will find this detached Bungalow that occupies a generous plot. The bungalow has the benefit of being sold with no onward chain, and has accommodation that comprises: Entrance Hall, Lounge, Kitchen, Dining Room, Conservatory, Three Bedrooms and a Bathroom. Outside to the rear there is an enclosed garden mainly laid to lawn with a patio and graveled areas. To the front of the property is a driveway that leads to a carport and single garage, as well as a private graveled area! The property benefits from uPVC Double Glazing throughout and Gas Central Heating. There are a range of local amenities within close proximity such as a Tesco Express, Doctors Surgery and regular bus route. To book your viewing call the office today.

ACCOMMODATION

ENTRANCE HALL

Having entrance door to the side aspect, airing cupboard, radiator and vinyl flooring.

LOUNGE

4.95m x 3.34m (16'2" x 11'0")

With uPVC double glazed window to the front aspect, Yorkstone style fireplace and radiator.

BEDROOM TWO

2.73m x 2.37m (9'0" x 7'10")

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



BEDROOM THREE

2.12m x 2.48m (7'0" x 8'1")

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

FAMILY BATHROOM

1.8m x 1.65m (5'11" x 5'5")

With uPVC obscure double glazed window to the side aspect, panelled bath, pedestal wash basin and low level WC., fully tiled walls and vinyl flooring.

BEDROOM ONE

2.48m x 3.54m (8'1" x 11'7")

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

KITCHEN

2.83m x 3.31m (9'4" x 10'11")

With uPVC double glazed window to the side aspect, base level cupboards and drawers with matching eye level units, inset stainless steel sink and drainer, work surfacing with space beneath for appliances, space and plumbing for washing machine, tiled splashbacks, wall mounted central heating boiler, space for cooker, vinyl flooring.

DINING ROOM

3.1m x 3.63m (10'2" x 11'11")

With uPVC double glazed window to the side aspect, uPVC double glazed sliding patio doors to the conservatory and radiator.

CONSERVATORY

2.85m x 2.35m (9'5" x 7'8")

Of dwarf brick wall construction with uPVC double glazed units above and a polycarbonate roof, tiled flooring and power points.

OUTSIDE

To the front a concrete driveway offers ample parking and there is a low maintenance garden. The driveway leads through metal gates to the entrance door and a useful covered area. A wooden door leads into a covered area storage area/carport ideal for a variety of uses. In turn, this leads to a sectional garage.



GARAGE

With up-and-over door, window to the rear and half glazed door to the side.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Take the right turn at the Manthorpe Road traffic lights on to Belton Lane and continue along taking the right turn on to Harrowby Lane. Continue over the roundabout keeping on Harrowby Lane, passing the turning for Fifth Avenue and the property is along on the left-hand side.

GRANTHAM

The property is situated on the outskirts of town yet close to local amenities including Tesco Express and Co-op on Harrowby Lane as well as a bus service to town and is within a very short walk of Belmont primary school, a convenience store, hairdressers and fish and chip shop.

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.



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. Made with Hozon 12/23



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.



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