



29 Huntingtower Road,
Grantham. NG31 7AZ



Guide Price £200,000

- Terraced House with Forecourt
- Three Bedrooms
- Two Reception Rooms
- Kitchen & External Utility/Store
- Re-fitted First Floor Bathroom
- Accommodation of Considerable Character
- Gas Central Heating & Double Glazing
- Convenience For Station & School
- Good Sized West Facing Garden
- Freehold – EPC: Rating E



A traditional bay fronted terraced house conveniently situated for the town centre, nearby Station and Huntingtower Primary School. The property stands behind a walled forecourt and offers tastefully modernised accommodation of considerable character and appeal which should be of interest to a first time purchaser. The ground floor comprises an entrance hall with a tiled floor, comfortable front sitting room, a separate dining room and kitchen whilst at first floor level there are THREE BEDROOMS and a family bathroom which was refitted in recent years. Attractive boarded floors to the majority of rooms. Gas fired central heating and replacement double glazing have been installed. A WEST FACING garden provides good outside space and is accessed via a gateway to the rear. Viewing is recommended.

ACCOMMODATION

ENTRANCE PORCH

A recessed entrance porch with composite entrance door with fanlight leading to the entrance hall.

ENTRANCE HALL

Having tiled floor, radiator and staircase to the first floor accommodation.





SITTING ROOM

3.69m x 3.73m (12'1" x 12'2")

Having a wide uPVC double glazed bay window to the front elevation with built-in storage chest and fitted plantation blinds, an open pine boarded floor, feature fireplace (non functioning), coving, radiator and fitted cupboards to either side of the chimney breast.

DINING ROOM

3.66m x 4.04m (12'0" x 13'4")

With uPVC double glazed window to the rear elevation, open pine boarded floor, feature fireplace with exposed chimney breast and fitted shelving, under stairs storage cupboard, wall lights, coving and radiator.

KITCHEN

2.71m x 3.28m (8'11" x 10'10")

With uPVC double glazed window to the side elevation, uPVC part double glazed door to the side and fitted with a range of base cupboards with working surfaces over and matching eye level cupboards, inset stainless steel sink and drainer, work surfacing with inset hob, electric oven beneath and stainless steel chimney style extractor over, space and plumbing for dishwasher, space for further under counter appliance, coving, spotlights, radiator, space for upright fridge freezer, tiled floor. There is also an archway to the dining room.

FIRST FLOOR LANDING

With pine open pine boarded floor, built-in storage cupboard and loft hatch access.

BEDROOM 1

3.72m x 4.65m (12'2" x 15'4")

With two uPVC double glazed windows to the front elevation each with fitted up and down blinds, attractive cast iron fireplace, open pine boarded floor, radiator and a range of wardrobes.

BEDROOM 2

2.78m x 4.07m (9'1" x 13'5")

With uPVC double glazed window to the rear elevation, radiator and open pine boarded floor.

BEDROOM 3

2.62m x 2.75m (8'7" x 9'0")

With uPVC double glazed window to the rear elevation, radiator and open pine boarded floor.

BATHROOM

1.73m x 2.32m (5'8" x 7'7")

Re-fitted approximately 3 years ago with a contemporary suite comprising white panelled bath with rain head shower and handset and glazed screen over, wash basin with vanity storage beneath and concealed cistern WC, tiled floor, tiled walls, ladder style heated radiator and demisting mirrored cupboard with integrated shaver socket, uPVC obscure double glazed window to the side aspect.

UTILITY/STORE

1.68m x 2.78m (5'6" x 9'1")

With tiled floor, Ideal wall mounted gas fired central heating boiler with Hive control, plumbing for washing machine, access door from the garden and window to the rear.

OUTSIDE

The property stands behind a walled front forecourt with block paving and a useful bin store. The rear garden is west facing so enjoys excellent afternoon and evening sun. The garden includes an extensive decked area, useful garden shed, paved pathways, lawn, outside lighting and garden tap. There is also a gate leading to rear pedestrian access.

SERVICES

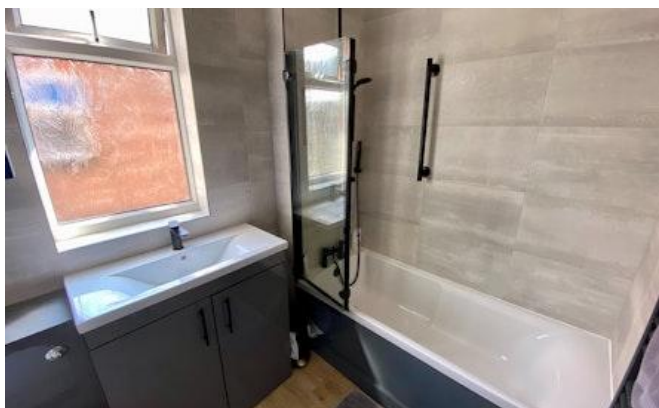
Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street proceed south bearing right at the traffic lights on to Wharf Road (A52). Take the centre lane which leads under the railway bridge on to Harlaxton Road (A607). Take the left turn onto Huntingtower Road and the property is on the right.





GRANTHAM

The property is opposite Huntingtower Community Primary Academy school and close to local amenities at either end of Huntingtower Road, to include fish and chip shop on Springfield Road and convenience store on Harlaxton Road. Bus routes run to town from both of these roads.

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.

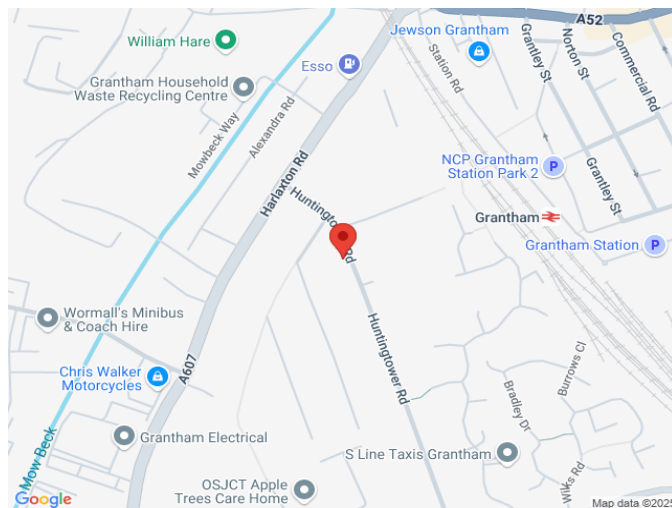
For more information please call in the office or telephone 01476 591900.



Floorplan



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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk