



40 Alford Street,  
Grantham. NG31 8BX



**£142,500**

- Modernised Terraced Cottage
- Ideal Position Close to Town Centre
- Characterful Accommodation
- Two Reception Rooms
- Kitchen
- Ground Floor Bathroom
- Two Bedrooms with Bedroom 3 Adjoining
- Gas CH, uPVC Double Glazing
- Courtyard Style Garden
- Freehold – EPC: Rating to be assessed





A comfortable and characterful Victorian terraced cottage situated in an ideal position just off the town centre and close to local schools and Wyndham Park. The property has been tastefully modernised to include gas fired central heating and replacement double glazing. There is a cosy sitting room with an original tiled fireplace, inner hall with a useful half cellar, a separate dining room, kitchen and bathroom on the ground floor whilst the first floor includes three bedrooms, two of which adjoin. Plumbing is available to convert the third bedroom to a first floor bathroom should a purchaser require. The rear courtyard style garden benefits from rear gated access and enjoys a westerly aspect for afternoon and evening sun. On street parking. An ideal FIRST PURCHASE.

## ACCOMMODATION

### SITTING ROOM

3.43m x 3.44m (11'4" x 11'4")

A cosy room with an original Victorian tiled fireplace, adjacent cupboard, uPVC double glazed window to the front elevation, radiator, laminate floor and glazed inner door to inner hall.

### INNER HALL

Having staircase off to the first floor accommodation and useful under stairs HALF CELLAR.



## HALF CELLAR

With light and power and glazed door to the dining room.

## DINING ROOM

3.41m x 3.42m (11'2" x 11'2")

Having uPVC double glazed window to the rear elevation, radiator, built-in cupboards and laminate flooring.

## KITCHEN

1.95m x 2.79m (6'5" x 9'2")

Having a range of base cupboards with working surfaces over and wall cupboards, inset stainless steel sink and drainer with mixer tap, tiled splashbacks, space and plumbing for washing machine, vinyl flooring, uPVC double glazed window to the rear elevation, external uPVC half glazed door to the side and wall mounted Viessmann gas fired combination boiler.

## BATHROOM

2.01m x 2.02m (6'7" x 6'7")

With uPVC obscure double glazed window to the rear elevation, a modern white suite comprising panelled bath with Triton electric shower over, pedestal wash basin and low level WC., spotlights, heated towel rail and tiling.

## FIRST FLOOR LANDING

### BEDROOM 1

3.44m x 3.54m (11'4" x 11'7")

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

### BEDROOM 2

3.43m x 3.54m (11'4" x 11'7")

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

### BEDROOM 3

1.97m x 2.82m (6'6" x 9'4")

Situated off bedroom 2, having uPVC double glazed window to the rear elevation and radiator. Plumbing is available for the installation of a first floor bathroom should a purchaser require.





## OUTSIDE

There is a generally west facing courtyard style rear garden with blue brick pathways and a paved patio, garden shed, outside light and close boarded fencing to the boundaries. There is rear pedestrian access to Redcross Street.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band A.

## DIRECTIONS

From High Street continue onto Watergate following the one way system turning right onto Broad Street and left onto Brook Street. At the traffic lights adjacent to the King's School turn right onto Castlegate, left onto Redcross Street and left into Alford Street. The property is on the left-hand side.

## GRANTHAM

The property is within easy walking distance of the town centre, local shop, schools and Wyndham Park. There is a bus service along Brook Street, a short walk away, with local services as well as buses to Lincoln and Sleaford. 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 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.

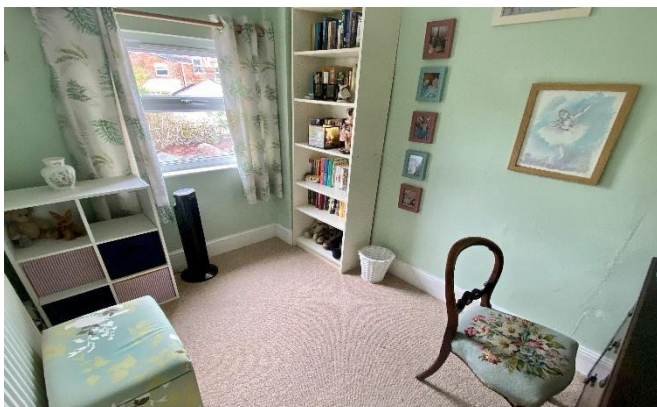
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

### 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.

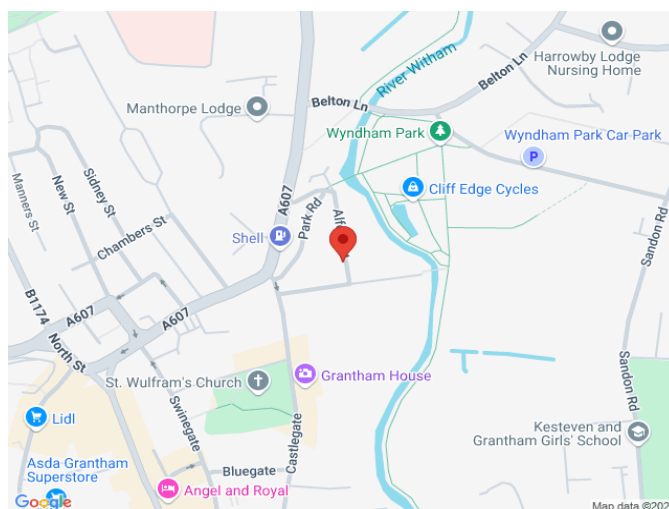
For more information please call in the office or telephone 01476 591900.



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, contents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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