



9 Newcastle Close,
Grantham. NG31 8SG



£175,000

- Popular Barrowby Gate
- South Facing Rear Garden
- Modern Semi Detached House
- Ideal First Purchase
- Suit Buy To Let Investor
- Two Bedrooms
- Driveway Parking
- No Onward Chain
- Freehold
- EPC: Rating D



An easily run modern semi detached house situated within the popular Barrowby Gate Area and offered for sale with vacant possession and no onward chain. The property should appeal to **FIRST PURCHASERS** and **BUY TO LET** investors alike. The accommodation briefly comprises of an entrance lobby, living room, kitchen/dining room, **TWO BEDROOMS** and a first floor bathroom/WC. Outside there is driveway parking and a good sized south facing rear garden. Early viewing recommended.

ACCOMMODATION

ENTRANCE LOBBY

With uPVC entrance door, cloaks hanging space, electrical consumer unit and inner door to living room.

LIVING ROOM

3.77m x 4.14m (12'5" x 13'7")

Having uPVC double glazed window to the front elevation, radiator, coving, central heating thermostat and staircase off to the first floor.

KITCHEN/DINING ROOM

2.41m x 4.13m (7'11" x 13'6")

Having fitted base cupboards, working surfaces and wall cupboards,, inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for washing machine, radiator, Ideal gas fired boiler, uPVC double glazed window to the rear elevation and external half glazed uPVC door to the garden.



FIRST FLOOR LANDING

With loft hatch access.

BEDROOM 1

3.16m x 4.14m (10'5" x 13'7") maximum measurements into wardrobes.

With uPVC double glazed window to the front elevation, built-in double wardrobe and additional fitted wardrobes with top cupboards over, built-in airing cupboard containing hot water cylinder and electric immersion heater, radiator.

BEDROOM 2

2.11m x 3.06m (6'11" x 10'0")

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

BATHROOM/WC

1.95m x 2.11m (6'5" x 6'11")

With uPVC obscure double glazed window to the rear elevation, a suite of panelled bath with Bristan electric shower over, pedestal wash handbasin and low level WC., shaver socket, radiator, part tiled walls.

OUTSIDE

There is an open plan front garden laid to lawn and a tarmac driveway giving off-road parking for two vehicles and gated access to the rear garden beyond. The rear garden is of a good size and south facing, comprising a paved patio, lawn, gravelled borders with specimen conifers, garden shed, outside tap and outside light.

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 Watgate turning left at the traffic lights and continuing over the roundabout adjacent to Asda on to Barrowby Road (A52). At the roundabout take the left turn on to Barrowby Gate, left onto Worcester Road and right onto Newcastle Close. The property is facing you towards the end.



GRANTHAM

There are local amenities available on Barrowby Gate including a Tesco Express store and pharmacy and local schools and nurseries are available within the area. The property is situated within the catchment area for the Poplar Farm Primary School. There is also a local bus route 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 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

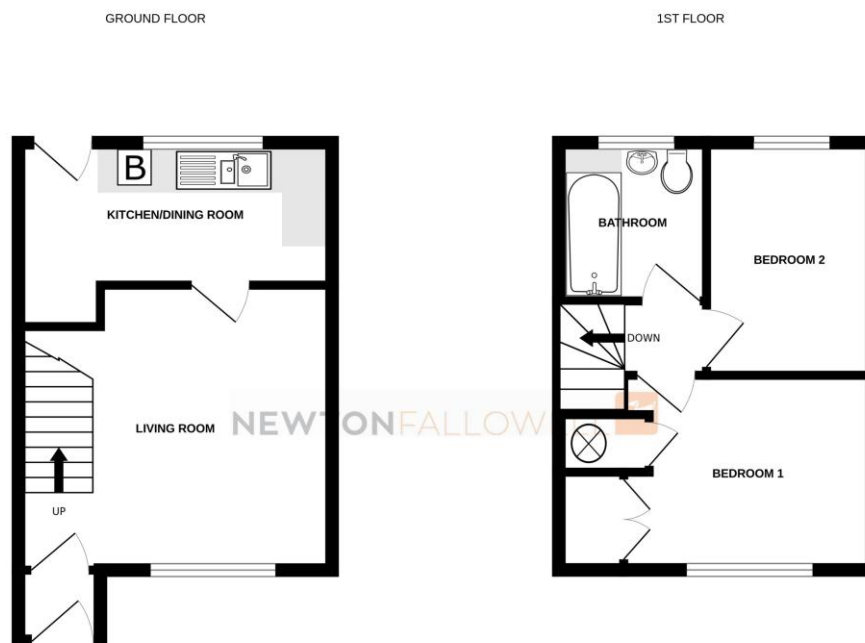
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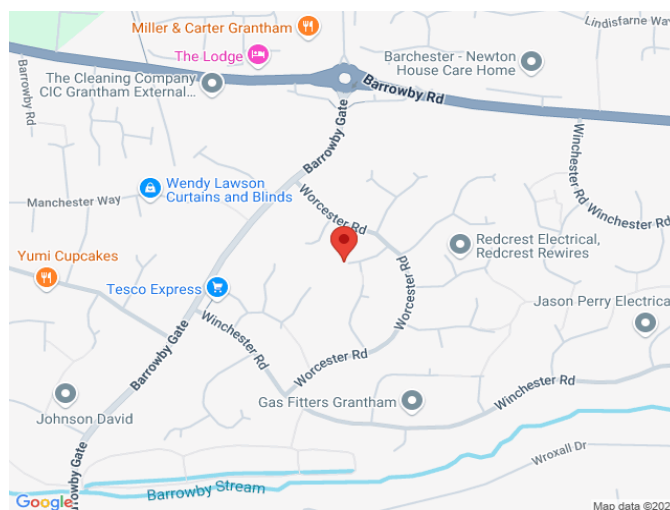
For more information please call in the office or telephone 01476 591900.



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 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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