



27 Blissett Drive,
Grantham. NG31 8PU



Fixed Price £290,000

- Modern 'The Colleys' Development
- Stunning Detached Home
- Two Double & One Single Bedroom
- Bathroom, En Suite & Cloakroom
- Beautiful Open-plan Living Space
- Utility Cupboard
- Driveway Parking & Garage
- Spacious Garden With Summerhouse
- Close To Local Amenities
- Freehold - EPC: Rating B



Located in the sought after development of 'The Colleys', is this stunning three bedroom detached property that offers beautiful open-plan living! The truly beautiful Kitchen/Breakfast/Dining Area offers a fantastic space to host family and friends. The accommodation comprises an Entrance Hall, Cloakroom/WC, Lounge, Kitchen/Breakfast Area, Dining Area, First Floor Landing, Three Bedrooms with an En-Suite to the Master and a family Bathroom. In addition, the exterior of the property boasts a driveway leading to a single garage as well as a generous rear garden with a large Summer House. Internal viewing is highly recommended to appreciate the finish of this recently built home!

ACCOMMODATION

ENTRANCE HALL

With half glazed composite entrance door, stairs rising to the first floor, laminate flooring and storage cupboard.

CLOAKROOM / WC

With uPVC obscure double glazed window to the front aspect, WC., wash basin, vinyl flooring and radiator.

LOUNGE

5.15m x 2.95m (16'11" x 9'8")

With uPVC double glazed bay window to the front aspect, uPVC double glazed French doors to the garden and two radiators.





KITCHEN / BREAKFAST AREA

4.9m x 4.06m (16'1" x 13'4")

With uPVC double glazed window to the front aspect, uPVC double glazed box bay window to the side, a contemporary range of eye and base level units including peninsula unit with storage and breakfast bar seating, work surfacing with inset one and a half bowl stainless steel sink and drainer, double integrated electric oven, gas hob with glass splashback and extractor over, integrated fridge freezer and dishwasher, wall mounted gas fired central heating boiler, radiator and utility cupboard housing the washing machine, vinyl flooring, media centre and spotlights.

DINING AREA

3.83m x 2.53m (12'7" x 8'4")

With uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear, two skylights affording lots of natural light, media centre and vinyl flooring.

FIRST FLOOR LANDING

With uPVC double glazed window to the rear aspect, storage cupboard .

BEDROOM 1

4.78m x 2.95m (15'8" x 9'8")

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

EN-SUITE

2.95m x 1.06m (9'8" x 3'6")

With uPVC obscure double glazed window to the rear aspect, shower cubicle, wash basin, WC., vinyl flooring and radiator.

BEDROOM 2

3.05m x 2.58m (10'0" x 8'6")

Having uPVC double glazed window to the front aspect, radiator.

BEDROOM 3

1.99m x 2.37m (6'6" x 7'10")

Having uPVC double glazed window to the front aspect, radiator.

FAMILY BATHROOM

2.5m x 1.96m (8'2" x 6'5")

With uPVC obscure double glazed window to the side and rear aspect, a 4-piece suite comprising panelled bath with mixer taps and tiled splashback, fully tiled shower cubicle, wash basin with vanity storage beneath and low level WC., heated towel rail, extractor fan and vinyl flooring.

OUTSIDE

A driveway leads to a single garage and offers ample parking. There is a small area of lawn to the side and a gravelled frontage with paved footpaths to the front entrance door. The rear garden is fully enclosed and mainly laid to lawn with a good sized patio seating area, is quite private and has mature trees to the boundary.

SUMMER HOUSE

An excellent space, suitable for a variety of uses.

SINGLE GARAGE

With up-and-over door.

SERVICES

Mains water, gas, electricity and drainage are connected. The property has gas fired central heating and the central heating boiler we understand is serviced annually.

CHARGES

There will be a charge of approximately £170 per annum for the upkeep of common parts on the estate once building works have completed.

COUNCIL TAX

The property is in Council Tax Band C.





DIRECTIONS

From High Street continue onto Watgate turning left at the traffic lights and proceeding over the roundabout adjacent to Asda onto Barrowby Road (A52). Continue over the next roundabout and take the left turn onto Queen Eleanor Avenue which runs into Blissett Drive.

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 recently opened 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

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

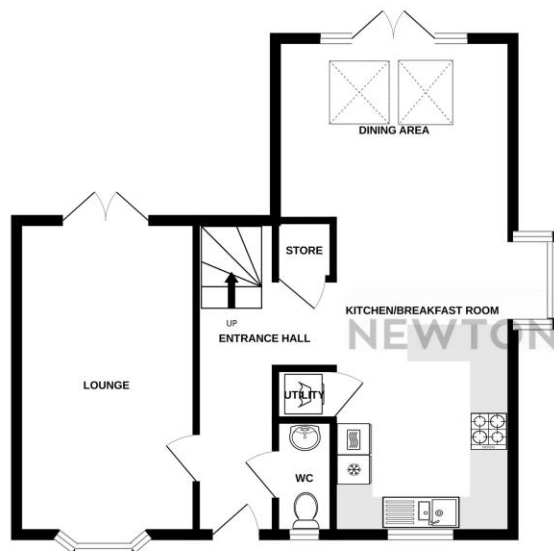
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For more information please call in the office or telephone 01476 591900.

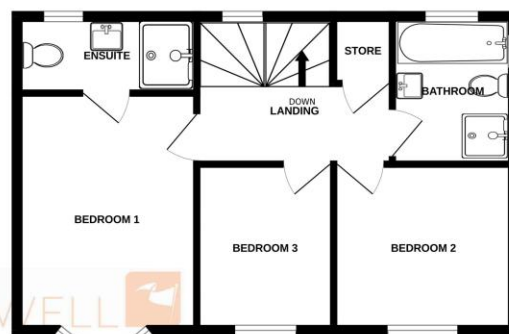


Floorplan

GROUND FLOOR



1ST FLOOR



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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