



37 Kenilworth Road,
Grantham. NG31 9TX



Guide Price £220,000 to £230,000

- Extended Semi-Detached Home
- Outdoor Entertainment Area
- Ample Driveway Parking
- Popular Residential Location
- Stunning Open-plan Living Space
- Versatile Downstairs Room
- Family Bathroom & En Suite
- Four Generous Bedrooms
- Spacious Corner Plot
- Freehold - EPC: Rating C



Do you have a passion for outdoor cooking and entertaining at home? Then this property could be just what you are looking for! Newton Fallowell are delighted to offer to the market this EXTENDED semi-detached home in a popular residential location. The property offers stunning open plan living downstairs along with a FOURTH BEDROOM and an en-suite shower room. Upstairs you will find three further bedrooms and a family bathroom. Outside there is off road parking and a garden laid to lawn with a patio area. The real treat in the garden is the timber garden entertaining shack which has a seating area and fully functional PIZZA OVEN beneath a tiled roof - a perfect place for socialising with friends whatever the weather. Call the office now to avoid missing out!

ACCOMMODATION

ENTRANCE LOBBY

With half glazed uPVC entrance door, shelf storage and door to the lounge area.

OPEN-PLAN LIVING / KITCHEN AREA

4.5m x 7.1m (14'10" x 23'4")

An open-plan space, with uPVC double glazed window to the front aspect, half obscure double glazed door to the side, vinyl flooring to the kitchen area, eye and base level units, work surfacing with inset sink and drainage grooves, peninsula breakfast bar with inset ceramic hob, inset electric oven, space for American style upright fridge freezer, space and plumbing for washing machine, integrated dishwasher. Door to Bedroom 4/reception room.





BEDROOM FOUR / SECOND RECEPTION ROOM

2.7m x 2.9m (8'11" x 9'6")

Having fully obscure double glazed door to the rear, uPVC double glazed window to the side, radiator.

EN-SUITE

Having fully tiled shower cubicle, wash basin and low level WC., vinyl flooring.

FIRST FLOOR LANDING

With loft hatch access.

BEDROOM ONE

2.9m x 4.3m (9'6" x 14'1")

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

BEDROOM TWO

2.49m x 2.6m (8'2" x 8'6")

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

BEDROOM THREE

1.75m x 2m (5'8" x 6'7")

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

FAMILY BATHROOM

1.79m x 1.9m (5'11" x 6'2")

Having uPVC obscure double glazed window to the rear aspect, panelled bath with electric shower over and glazed shower screen, pedestal wash basin and low level WC., heated towel rail, spotlights and mermaid boarding to the walls.

OUTSIDE

To the front there is a gravelled driveway and a small lawned garden. Double timber gates lead through to the rear garden with further parking, a lawned fully enclosed garden with storage shed, patio and a feature entertaining area.

OUTDOOR ENTERTAINMENT AREA

Open sided with a pitch tiled roof and having a working pizza oven, seating space etc.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street continue onto Watergate following the one-way system onto Broad Street and left onto Brook Street. At the Manthorpe Road traffic lights turn right onto Belton Lane and continue along taking the right turn onto Harrowby Lane. Follow the road over the roundabout eventually taking the right turn onto Kenilworth Road and the property is on the right-hand side on the corner of Woburn Drive.

GRANTHAM

There are local amenities on Harrowby Lane including a Tesco Express, a primary school close by and local bus service running along Kenilworth Road.

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 required to provide identification documents via our compliance provider, Lifetime Legal, at a cost of £45 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.

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.

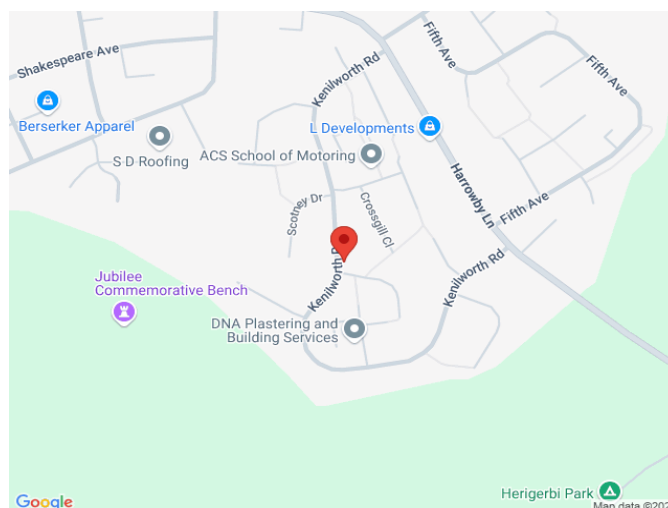
For more information please call in the office or telephone 01476 591900.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors or omissions in this document. This plan is for illustrative purposes only and should be used in conjunction with the prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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