



68 Wroxall Drive,  
Grantham, NG31 7EH



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**£169,995**

- Semi-Detached Bungalow
- Modern Kitchen
- Spacious Lounge
- Two Generous Bedrooms
- Shower Room
- Driveway Parking + Garage
- Front & rear Gardens
- Popular Residential Location
- No Onward Chain
- Freehold - EPC: Rating C





Located in a popular residential area is this well presented semi-detached bungalow to the west of the town centre. The property benefits from a recently installed kitchen and offers comfortable accommodation with an entrance hall, kitchen, living room, two bedrooms and a shower room. In addition there is driveway parking, a single garage and a generous rear garden. The home is being sold as vacant possession and no onward chain! Call now to arrange an early viewing and avoid missing out!

## ACCOMMODATION

### ENTRANCE HALL

With uPVC entrance door to the side, radiator and loft hatch access which houses the gas fired boiler.

### KITCHEN

2.17m x 2.92m (7'1" x 9'7")

A recently installed kitchen with base level cupboards and drawers and matching eye level units, work surfacing with inset stainless steel sink and drainer, inset ceramic hob with stainless steel extractor over, eye level integrated oven, contemporary tiled splashbacks, space and plumbing for washing machine, space for fridge freezer, laminate flooring and uPVC double glazed window to the front aspect.









## LOUNGE

4.26m x 3.21m (14'0" x 10'6")

Having uPVC double glazed window to the front aspect, radiator, laminate flooring and fireplace surround.

## BEDROOM 1

3.94m x 2.7m (12'11" x 8'11")

With uPVC double glazed window to the rear aspect, open fitted wardrobes and radiator.

## BEDROOM 2

2.69m x 2.95m (8'10" x 9'8")

With uPVC double glazed window to the rear aspect, uPVC double glazed door to lean-to.

## SHOWER ROOM

1.69m x 1.68m (5'6" x 5'6")

With uPVC obscure double glazed window to the side aspect, having shower in wet room style, vanity wash basin with storage beneath, worktop space and incorporating concealed cistern WC., fully tiled walls and extractor.

## OUTSIDE

A driveway leads to a single garage and there is also a lawned area with mature shrubs. At the rear there is a patio area, lean-to and steps up to a generous enclosed quite private garden with lawn, a deep flower bed with bark chippings and mature shrubs.

## GARAGE

A prefabricated garage with up-and-over door.

## SERIVCES

Mains water, gas, electricity and drainage are connected.

## DIRECTIONS

From High Street continue on to Watgate turning left at the traffic lights and proceeding over the roundabout adjacent to Asda on to the A52 Barrowby Road. At the roundabout take the left turn into Barrowby Gate turning left at the bottom into High Meadow, left into Newport Avenue and left again into Wroxall Drive. The property is along on the right-hand side. The property is also accessible from Dysart Road.

## GRANTHAM

There are local amenities available on both Dysart Road and Barrowby Gate including a bus service 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 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, 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.

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

GROUND 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 misstatement. This plan is for guidance 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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