



37 Cavendish Way,
Grantham. NG31 9FN



£290,000

- Detached Family Home
- Well Presented Throughout
- Four Double Bedrooms
- Generous Lounge
- Spacious Kitchen/Diner
- Bathroom, Two WC's & En Suite
- Recently Re-decorated
- Driveway & Single Garage
- Viewing Highly Recommended
- Freehold - EPC Rating C



Located on the ever popular Sunningdale development you will find this detached family home which benefits from sizeable accommodation and a single garage! The accommodation, which spans approximately 1,300 square feet, comprises of Entrance Hall, Cloakroom/WC, Lounge, Kitchen/Diner, Utility Room, **FOUR DOUBLE BEDROOMS** with an En-suite to the Master Bedroom, an additional WC on the second floor and a family Bathroom. The property also features uPVC double glazing and gas fired central heating. Outside of the property, to the side there is driveway parking leading to the single garage. In addition, there is an enclosed and low-maintenance garden space that provides a fantastic space for the family! Viewing highly advised to appreciate the space on offer!

ACCOMMODATION

ENTRANCE HALL

Having entrance door with storm porch canopy over, laminate flooring, stairs rising to the first floor, radiator.

CLOAKROOM

With wash basin, low level WC., radiator, extractor fan and laminate flooring.





KITCHEN / DINER

5.33m x 2.84m (17'6" x 9'4")

Having uPVC double glazed window to the front aspect and two uPVC double glazed windows to the side, a fitted kitchen with eye and base level units, work surfacing with inset sink and drainer, inset gas hob with extractor over, integrated oven, tiled splashbacks, space and plumbing for dishwasher, radiator, spotlights, vinyl flooring, space for upright fridge freezer, electrical consumer unit and space for table and chairs. Open to the utility room.

UTILITY ROOM

1.48m x 1.9m (4'11" x 6'2")

With half double glazed uPVC door to the rear aspect, base units with inset stainless steel sink and drainer, tiled splashbacks, radiator, extractor fan, wall mounted gas fired central heating boiler, space and plumbing for washing machine, vinyl flooring.

LOUNGE

5.36m x 3.26m (17'7" x 10'8")

With uPVC double glazed window to the side aspect, uPVC double glazed French doors to the garden, two radiators and laminate flooring.

FIRST FLOOR LANDING

With uPVC double glazed window to the rear aspect, radiator and airing cupboard.

BEDROOM ONE

5.36m x 3.27m (17'7" x 10'8")

With uPVC double glazed window to the front and side aspect, two radiators.

EN-SUITE

1.18m x 1.51m (3'11" x 5'0")

With uPVC obscure double glazed window to the front aspect, fully tiled shower cubicle, pedestal wash basin and low level WC., radiator, tiled splashbacks, extractor fan, shaver point and spotlights.

BEDROOM TWO

2.92m x 3.1m (9'7" x 10'2")

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

BATHROOM

1.85m x 1.93m (6'1" x 6'4")

With uPVC obscure double glazed window to the rear, panelled bath with shower over and glazed screen, pedestal wash basin and WC., tiling to wet areas, radiator, extractor fan and spotlights.

SECOND FLOOR LANDING

With doors to:

BEDROOM THREE

3.9m x 3.24m (12'10" x 10'7")

With uPVC double glazed dormer window to the front aspect and skylight window to the rear, loft hatch access and two radiators.

WC

Having uPVC obscure double glazed window to the rear aspect, radiator, wash basin, WC., spotlights.

BEDROOM FOUR

3.91m x 2.9m (12'10" x 9'6")

With uPVC double glazed dormer window to the front aspect and skylight to the rear, two radiators.

OUTSIDE

There is off-road parking for one car in front of the single garage. To the front there is a low maintenance garden with shrubs and a timber gate leads through to the rear garden. At the rear is a private paved garden with brick wall and fencing to the boundaries.

SINGLE GARAGE

With up-and-over door, power and lighting

SERVICES

Mains water, gas, electricity and drainage are connected.





COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue onto Watergate following the one-way system turning right 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 Sunningdale. Bear right on St Mellion Drive and left into Cavendish Way. The property is on the right-hand side. Alternatively, ignore the turning for Sunningdale continuing onto Londonthorpe Lane, taking the right turn onto St Mellion Drive and then left into Cavendish Way etc.

GRANTHAM

There is a local bus service along Sunningdale and also a convenience store and fish and chip shop on Sunningdale.

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 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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