



142 Harrowby Lane,
Grantham. NG31 9LX



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Guide Price £200,000 to £210,000

- Ideal First Purchase
- Stylishly Modernised
- Attractive Fitted Kitchen/Dining Room
- Utility & Freezer Rooms
- Spacious Living Room
- Garden Room
- Three Bedrooms & Shower Room
- Good Off Road Parking
- Large South Facing Rear Gardens
- Freehold - EPC: Rating D



A spacious and very appealing established terraced home that should appeal to FIRST TIME PURCHASERS looking for a home to grow into. The property offers stylish and well presented THREE BEDROOMED accommodation together with driveway parking for 2/3 cars and a large SOUTH FACING rear garden. View early to avoid disappointment.

The accommodation also includes a sizeable entrance hall, spacious living room, a well fitted kitchen/dining room, utility and freezer rooms, a useful garden room and a first floor shower/WC. Further benefits include gas central heating and replacement double glazing. The rear garden can be accessed via a shared passage and is a wonderful outside space ideal for summer days and evenings. Brick built garden store.

ACCOMMODATION

ENTRANCE HALL

2.5m x 2.91m (8'2" x 9'6")

With uPVC entrance door, uPVC double glazed window to the front elevation, under stairs storage cupboard beneath stairs rising to the first floor and radiator.

LIVING ROOM

3.84m x 6.28m (12'7" x 20'7")

A good sized living space with feature fireplace with fitted electric fire, radiator, coving, wall lights and uPVC double glazed window to the front aspect.





KITCHEN/DINING ROOM

3.54m x 3.54m (11'7" x 11'7")

Having an attractive range of base cupboards and drawers with matching eye level units, work surfacing with inset stainless steel sink and drainer, electric hob with oven beneath and extractor over, space and plumbing for dishwasher, contemporary tiled splashbacks, radiator, tiled floor, uPVC double glazed window to the rear elevation.

UTILITY/FREEZER

1.73m x 3.34m (5'8" x 11'0")

With uPVC double glazed window to the side elevation, space for an American style fridge freezer, electric meter and consumer unit.

UTILITY

1.33m x 1.76m (4'5" x 5'10")

Having uPVC obscure double glazed window to the rear, work surface, space for tumble dryer and plumbing for washing machine.

GARDEN ROOM

2.04m x 4.28m (6'8" x 14'0")

With wide uPVC double glazed French doors overlooking the rear garden and leading out onto the decked seating area. There is a door to a shared passageway and a radiator.

FIRST FLOOR LANDING

Having access to loft space and Ideal gas fired combination boiler set within cupboard.

BEDROOM 1

3.33m x 3.56m (10'11" x 11'8")

Having uPVC double glazed window to the front elevation, coving and radiator.

BEDROOM 2

2.55m x 4.07m (8'5" x 13'5")

Having uPVC double glazed window to the rear elevation, built-in wardrobe cupboard, coving and radiator.

BEDROOM 3

2.17m x 2.32m (7'1" x 7'7")

With uPVC double glazed window to the front elevation, cupboard over stairs and radiator.

SHOWER ROOM/WC

1.78m x 2.71m (5'10" x 8'11")

Having walk-in over-sized shower enclosure with mermaid boarding, low level WC and pedestal wash basin, radiator, uPVC obscure double glazed window to the rear elevation.

OUTSIDE

To the front there is a good sized off-road parking area with granite chips providing space for 2-3 cars. There is a shared passageway to the rear. The rear garden enjoys a southerly aspect and is a particular feature of the property, being generous in size, with a large timber decked area, lawn and fencing to the boundaries.

GARDEN STORE

Useful brick built garden store.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

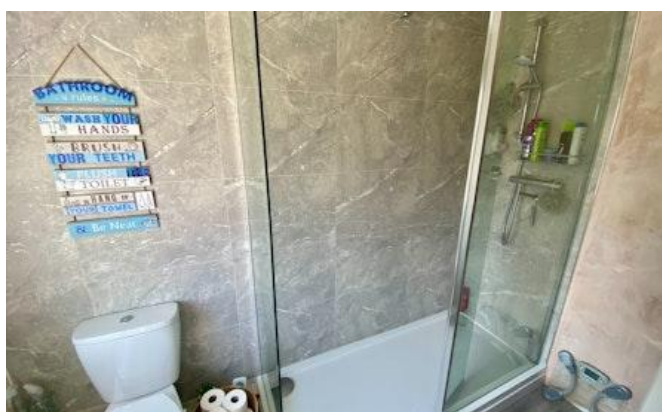
DIRECTIONS

From High Street continue onto 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 right into Harrowby Lane. Proceed over the roundabout at the top and the property is on the right just past the turning for Shelley Avenue.

GRANTHAM

The property is within easy reach of the town centre and a short distance from a shopping parade on New Beacon Road offering a Morrisons Daily and fish and chip shop, plus further amenities along Harrowby Lane including doctor's surgery, Tesco Express, Costcutter, Belmont Primary School etc.





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

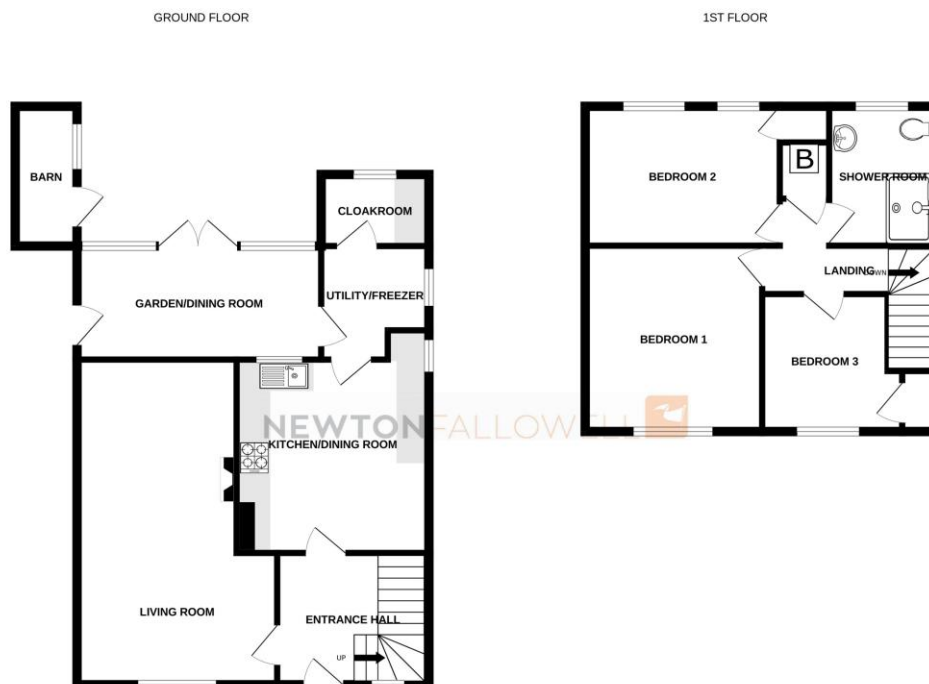
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For more information please call in the office or telephone 01476 591900.



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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Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk