



8 Saltersford Grove,  
Grantham. NG31 7HP



**Guide Price £245,000 - £255,000**

- Fosters Built Semi Detached House
- Popular Saltersford Area
- Extended & Remodelled
- Living Room & Dining Room
- Cloakroom
- Kitchen & Utility
- Three Bedrooms
- Bathroom/WC
- Driveway Parking & Garden
- Freehold - EPC: Rating D





A good example of a traditional Fosters built semi detached house situated in the popular Saltersford area of town and offering good access to local schools and other amenities. The property, which was extended and comprehensively renovated around 5 years ago, has since benefited from the conversion of the former garage to provide a useful utility room and cloakroom/WC, both further improving the practicality of the house as a family home. There is gas fired central heating, replacement double glazing and driveway parking as well as useful storage in the vestige of the original garage together with a good sized private rear garden. The property is offered for sale with NO ONWARD CHAIN.

## ACCOMMODATION

### COVERED PORCH

A covered porch leading to the entrance hall through a part glazed uPVC entrance door.

### ENTRANCE HALL

1.74m x 3.42m (5'8" x 11'2")

With glazed doors to the lounge and dining room, spotlights, staircase off to the first floor, under stairs cupboard, tiled floor and radiator.









## LIVING ROOM

3.37m x 5.5m (11'1" x 18'0")

A spacious room with a full width patio door to the rear garden and additional uPVC double glazed window to the front, radiator and spotlights.

## DINING ROOM

3.36m x 3.39m (11'0" x 11'1")

Having boiler cupboard containing Ideal wall mounted combination boiler, two useful built-in cupboards, spotlighting, radiator and uPVC double glazed window to the rear elevation.

## KITCHEN

2.59m x 3.68m (8'6" x 12'1")

Fitted with an attractive modern range of base cupboards and drawers with working surfaces over and matching eye level cupboards, inset one and a half bowl stainless steel sink and drainer, integrated electric oven with ceramic hob and glass and stainless steel extractor over, space and plumbing for dishwasher, tiled floor, spotlights, radiator, uPVC double glazed window to the rear and external uPVC glazed door to the garden.

## UTILITY ROOM

1.51m x 2.78m (5'0" x 9'1")

With fitted worktops, base cupboards and drawers, radiator, space and plumbing for washing machine, uPVC double glazed window to the side elevation.

## CLOAKROOM

0.84m x 1.7m (2'10" x 5'7")

With low level WC., wash basin with cupboard unit below, radiator.

## FIRST FLOOR LANDING

Having built-in linen cupboard, uPVC double glazed window to the front elevation and loft hatch access.

## BEDROOM 1

3.38m x 3.44m (11'1" x 11'4")

With uPVC double glazed window to the rear elevation and radiator.

## BEDROOM 2

2.62m x 3.35m (8'7" x 11'0")

With uPVC double glazed window to the rear elevation and radiator.

## BEDROOM 3

2.02m x 3.38m (6'7" x 11'1")

With uPVC double glazed window to the front elevation and radiator.

## BATHROOM

1.85m x 2.31m (6'1" x 7'7")

Re-fitted with an attractive modern white suite of panelled bath with shower and glazed screen over, pedestal wash basin and low level WC., tiled floor, chrome heated towel rail and fully tiled walls.

## OUTSIDE

The property stands behind a walled front garden with a block paved drive giving off-road parking for 2/3 cars. There is also a lawn and shrubs. The rear garden is of a good size with a paved patio, lawn, a gravelled seating area, timber garden SHED, GREENHOUSE etc. There is close boarded fencing to the boundaries.

## STORE

With up-and-over door, light and power, tiled floor and water tap connected.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band B.

## DIRECTIONS

From High Street proceed south passing Sainsburys on the left-hand side and taking the left turn at the traffic lights adjacent to McDonalds on to Bridge End Road. Take the right turn onto Somerby Grove, right onto Saltersford Grove and the property is on the right-hand side.







## GRANTHAM

The property is situated within easy access of the town centre and railway station. There is a local convenience store at the petrol station on Bridge End Road and a local bus service running along Somerby Grove/Bridge End Grove.

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.

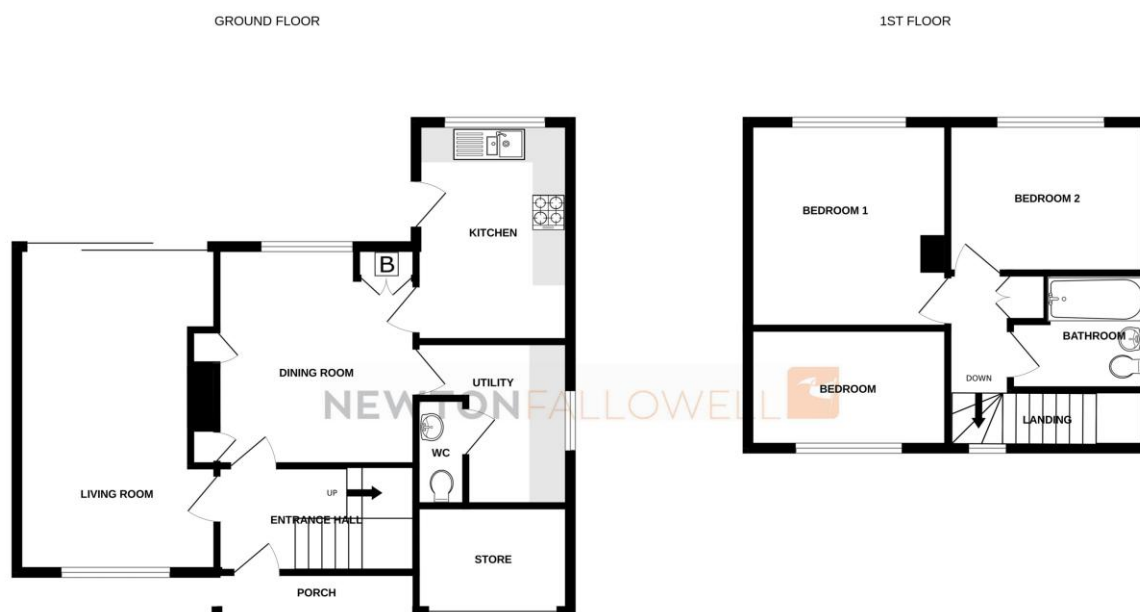
## NOTE

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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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