



4 Shires Orchard,
Croxton Kerrial, NG32 1RD



£210,000

- Two Double Bedrooms
- Charming Semi-Detached Home
- Two Reception Rooms
- Bathroom, En Suite & Cloakroom
- Well Presented Throughout
- Popular Village Location
- Private Garden
- Generous Parking
- Attention First Time Buyers
- Freehold - EPC: Rating D



Charming two bedroom semi-detached home in the peaceful village of Croxton Kerrial, ideally located between Grantham and Melton Mowbray. Tucked away in a quiet cul-de-sac, this well-presented property features two double bedrooms, a family bathroom, and an en-suite. The ground floor offers a modern kitchen, a cozy living room with built-in shelving, a conservatory with both central heating and air conditioning, and a convenient downstairs WC. Outside, the spacious, low-maintenance garden includes a paved area, decking, and a shed. Double gates provide secure off-street parking within the property, with an additional driveway that fits two vehicles. A pretty front garden with a classic picket fence completes the welcoming exterior!

ACCOMMODATION

ENTRANCE HALL

Having part glazed entrance door with full height glazed side panel and storm porch covering over, stairs rising to the first floor, under stairs storage cupboard, radiator and laminate floor.

CLOAKROOM / WC

0.95m x 1.72m (3'1" x 5'7")

Having uPVC obscure double glazed window to the front aspect, low level WC., wash basin, radiator and laminate flooring.



KITCHEN

3.06m x 2.56m (10'0" x 8'5")

Having uPVC double glazed window to the side aspect, offering base level cupboards and drawers with matching eye level units, wine rack, work surfacing with inset one and a half bowl sink and drainer, space for slot-in cooker with pull-out extractor over, tiled splashbacks, space and plumbing for washing machine, laminate flooring and spotlights.

LOUNGE

4.52m x 3.49m (14'10" x 11'6")

With uPVC double glazed window looking into the conservatory, uPVC double glazed French doors to the conservatory, radiator, laminate flooring and spotlights.

CONSERVATORY

4.12m x 2.9m (13'6" x 9'6")

Of dwarf wall construction with uPVC double glazed units over, wall lights, air con unit, tiled flooring and radiator.

FIRST FLOOR LANDING

With airing cupboard and loft hatch access.

BEDROOM ONE

3.56m x 3.03m (11'8" x 9'11")

Having uPVC double glazed window to the side aspect, built-in wardrobe and radiator.

EN-SUITE

3.34m x 2.45m (11'0" x 8'0")

With uPVC obscure double glazed window to the front aspect, shower cubicle, wash basin, low level WC., part tiled walls, radiator and wall heater.

BEDROOM TWO

2.87m x 2.5m (9'5" x 8'2")

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



FAMILY BATHROOM

1.97m x 1.72m (6'6" x 5'7")

Having uPVC obscure double glazed window to the rear aspect, 'P' shaped panelled bath with curved glazed screen and shower over, pedestal wash basin and low level WC., shaver points, tiling to walls, tiled floor, extractor fan, wall heater and radiator.

OUTSIDE

There is driveway parking for 2 cars and double gates leading through to the rear garden ideal for parking caravan etc securely. At the rear there is a fully enclosed garden with different paved seating areas, established shrubs, outside lighting, oil storage tank, outside tap etc.

SERVICES

Mains water, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

Leave Grantham town via Harlaxton Road (A607) as signposted to Melton Mowbray. As you enter the village turn left onto Saltby Road, right onto Mill Lane and right onto Shires Orchards.

CROXTON KERRIAL

The village is approximately 6.6 miles south west of Grantham and 7.9 miles north east of Melton Mowbray. There is a local Church of England primary school, doctors surgery, an excellent village store stocking local produce and a bus service running between Melton Mowbray and Grantham.

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 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.

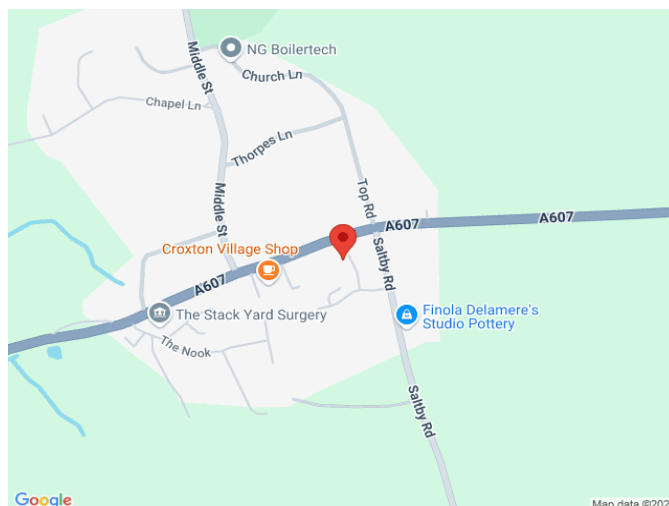
For more information please call in the office or telephone 01476 591900.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Newton Fallowell Property Services Ltd.



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