



29 Lodge Way,
Grantham. NG31 8DD



£350,000

- Four Double Bedrooms
- Chalet Style Home
- Three Reception Rooms
- Close To Grantham Town Centre
- Ample Driveway Parking
- Popular Residential Location
- Generous Plot
- No Onward Chain
- Freehold
- EPC: Rating D



Discover this beautifully presented detached chalet home offering flexible living space throughout. The ground floor features a welcoming entrance hall, spacious shower room, a well-appointed kitchen/breakfast room, a bright and airy lounge, and a charming conservatory overlooking the garden. Two additional ground floor rooms provide the option for bedrooms or extra reception areas to suit your lifestyle. Upstairs, you'll find two generous bedrooms and a stylish shower room. Outside, enjoy a large private garden, ample off-road parking, gas central heating, and UPVC double glazing - all adding comfort and convenience to this attractive home.

ACCOMMODATION

ENTRANCE HALL

Having part glazed entrance door and full height glazed side panel, uPVC double glazed window to the side aspect, stairs rising to the first floor, under stairs storage cupboard, additional storage cupboard and laminate flooring.

WET ROOM

2.38m x 2.48m (7'10" x 8'1")

With uPVC obscure double glazed window to the side aspect, shower with drainage point, wash basin and low level WC., mermaid boarding to walls, extractor fan, vinyl flooring and heated towel rail.





LOUNGE

5.32m x 4.44m (17'6" x 14'7")

With uPVC double glazed French doors to the rear with full height uPVC double glazed side panels, laminate flooring, fireplace with marble style hearth and wooden surround and radiator.

KITCHEN / BREAKFAST ROOM

6.11m x 2.68m (20'0" x 8'10")

With uPVC double glazed window to the side and rear, part uPVC double glazed door to the side, base level cupboards and drawers with matching eye level units, work surfacing with inset sink and drainer, tiled splashbacks, integrated electric oven with gas hob over and stainless steel chimney style extractor, space and plumbing for washing machine, space for American style fridge freezer, radiator and vinyl flooring.

STUDY / BEDROOM FOUR

3.03m x 3.48m (9'11" x 11'5")

Having uPVC double glazed window to the front aspect, a range of fitted wardrobes, radiator and laminate flooring.

BEDROOM ONE

5.47m x 2.88m (17'11" x 9'5")

Having uPVC double glazed French doors to the front aspect with a full height uPVC double glazed panel to either side, two uPVC double glazed windows to the side aspect, radiator, laminate flooring and wall lights.

CONSERVATORY / DINING ROOM

2.89m x 4.2m (9'6" x 13'10")

Of dwarf brick wall construction with uPVC double glazed units above, light, power and vinyl flooring.

FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect, storage cupboard and eaves storage.

BEDROOM TWO

3.93m x 3.48m (12'11" x 11'5")

With uPVC double glazed window to the side and rear aspect, radiator and loft hatch access.

BEDROOM THREE

2.69m x 4.01m (8'10" x 13'2")

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

SHOWER ROOM

2.09m x 1.7m (6'11" x 5'7")

Having walk-in shower cubicle, pedestal wash basin and low level WC., radiator, vinyl flooring, spotlights and uPVC obscure double glazed window.

OUTSIDE

To the front there is off-road parking for several vehicles. At the rear there is an enclosed garden, low maintenance, with patio seating areas, shed and flowering shrubs.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

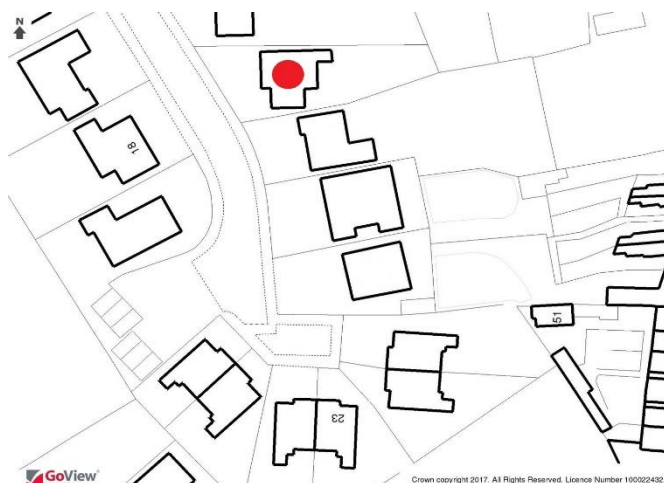
DIRECTIONS

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 take the left turn onto Lodge Way, follow the road and the property is on the left-hand side.

GRANTHAM

The property is situated within easy walking distance of town, Wyndham Park and Grantham Hospital. There is also a bus stop close by. There is a local shop at the nearby petrol station and Grantham itself offers several supermarkets, Saturday local market etc. It 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.





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.

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.

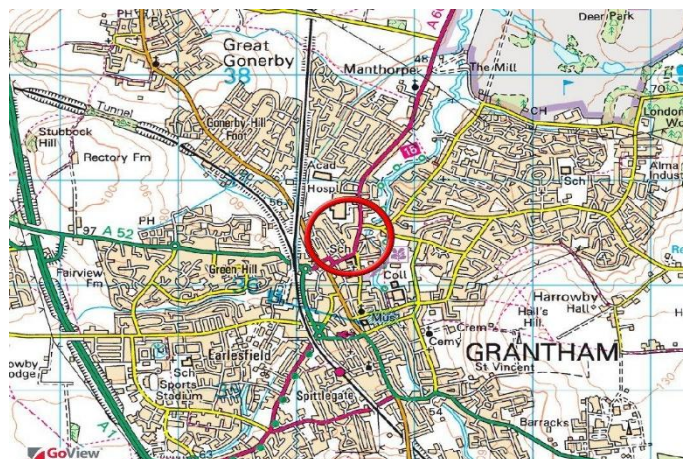
All services and appliances have not and will not be tested.

NOTE

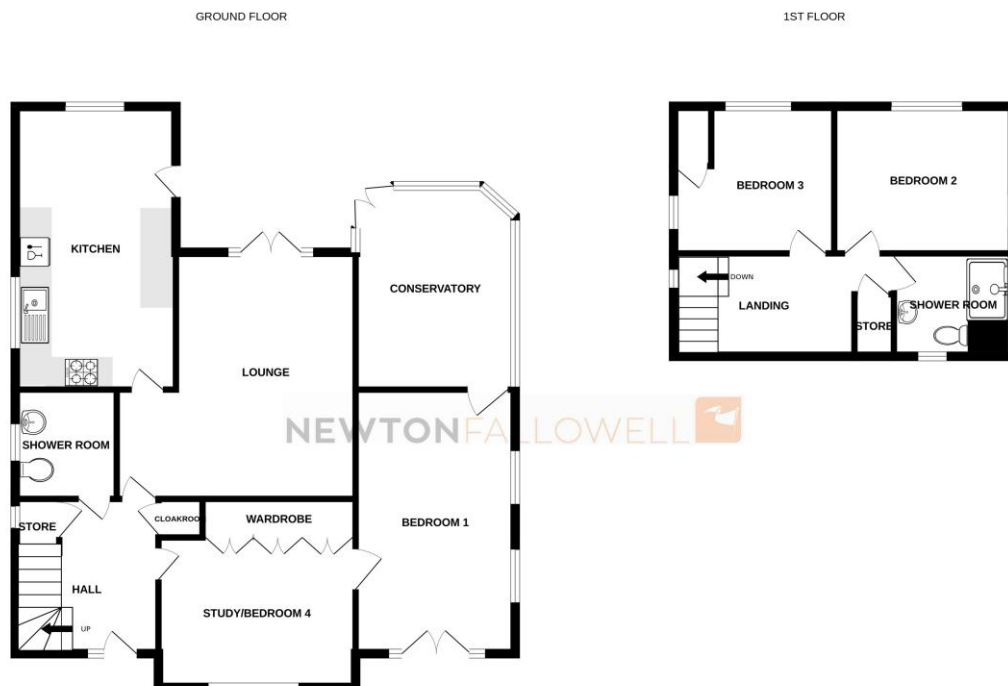
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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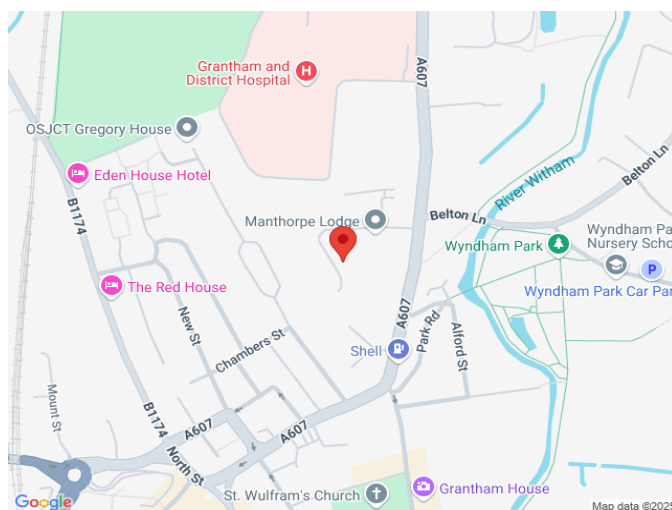
For more information please call in the office or telephone 01476 591900.



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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