



37 Saltersford Road,
Grantham. NG31 7HH



Offers In Excess Of £270,000

- Fully Renovated Bungalow
- Generous Plot
- Beautifully Presented Throughout
- Open-plan Kitchen/Diner
- Spacious Lounge
- Utility & Conservatory
- Two Double Bedrooms
- Driveway Parking & Single Garage
- Close To Amenities
- Freehold - EPC: Rating D



Immaculately Renovated Two-Bedroom Detached Bungalow with Garage!

This beautifully renovated two bedroom detached bungalow offers contemporary, open-plan living in a quiet and highly desirable residential location. Finished to an exceptional standard throughout, the property is presented in turnkey condition and is ready for immediate occupancy.

The accommodation briefly comprises: two generously sized double bedrooms, a spacious lounge, a modern open-plan kitchen and dining area, a utility room, a contemporary 4-piece bathroom, and a bright airy conservatory.

Occupying a generous plot with off-road parking and a garage, this impressive home is perfectly suited to downsizers, professionals, or anyone seeking stylish, single level living with no renovation required.

ACCOMMODATION

ENTRANCE HALL

With part glazed entrance door and radiator with cover.





BEDROOM ONE

3.76m x 3.61m (12'4" x 11'10")

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

BEDROOM TWO

3.24m x 2.47m (10'7" x 8'1")

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

4-PIECE BATHROOM

3.06m x 1.8m (10'0" x 5'11")

With uPVC obscure double glazed window to the side aspect, a panelled bath with mixer taps, fully tiled shower cubicle, wash basin with vanity storage below and close coupled WC., heated towel rail, tiling to wall and floor, extractor fan and spotlights.

LOUNGE

5m x 3.45m (16'5" x 11'4")

Having uPVC double glazed window looking into the conservatory, radiator, part tiled floor and bench style window seat.

UTILITY ROOM

3.4m x 1.6m (11'2" x 5'2")

Having window looking into the conservatory, eye and base level units, space and plumbing for washing machine, wall mounted gas fired central heating boiler and radiator.

KITCHEN / DINER

7.19m x 3.42m (23'7" x 11'2")

Having fitted eye and base level units including glazed display cabinets, a central island with cupboards and drawers beneath, work surfacing with inset sink and drainer, inset ceramic hob with stainless steel and glass extractor over and electric oven beneath, subway style tiled splashbacks, integrated fridge freezer, integrated dishwasher, tiled floor and radiator. With uPVC double glazed window to either side and uPVC double glazed sliding patio doors to the rear. Open to the lounge.

CONSERVATORY

4.96m x 2.58m (16'4" x 8'6")

Of uPVC double glazed construction with a polycarbonate roof, door to the side and French doors to the rear, tiled floor, ceiling light and fan.

OUTSIDE

To the front there is block paved driveway parking leading to a single garage and a low maintenance gravelled frontage with timber gate leading down the side of the property.

At the rear there is a large patio seating area across the rear of the property with steps down to a generous garden with artificial grass, gravel and slate areas, lawn, mature shrubs and plants to the borders, being fully enclosed. There is also an outside tap, GREENHOUSE and outside lighting.

GARAGE

With electric door, door to the side, power and lighting.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

From High Street proceed south along London Road passing Sainsburys on the left and at the traffic lights turn left onto Bridge End Road (A52). Take the right turn onto Somerby Grove, left onto Saltersford Grove and right onto Saltersford Road. The property is along on the right just before the sharp bend.

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

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Lifetime Legal, at a cost of £45 inc. VAT per transaction.

This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

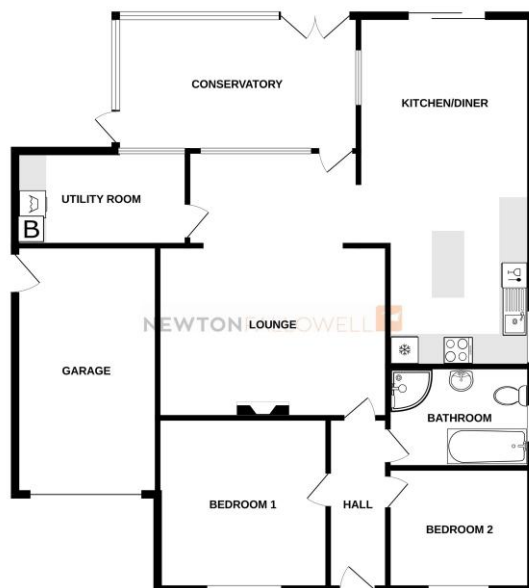
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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

GROUND FLOOR



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, omissions or mis-statement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 10/20



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