



55 Langford Gardens,
Grantham. NG31 8DW



Guide Price £390,000

- Executive Detached Family Home
- Sought After Area
- Living Room & Dining Room
- Kitchen & Utility
- Bathroom, En Suite & Cloakroom
- Four Generous Bedrooms
- South Facing Rear Garden
- Double Garage + Driveway Parking
- Sought After Area
- Freehold - EPC Rating C



This executive four bedroom detached family home, situated in a sought after location, is only a stone's throw from Grantham Hospital, Wyndham Park, and Grantham Town Centre! Boasting a generous plot with a double garage and ample off-road parking, and plenty of living accommodation for the family. The accommodation briefly comprises the following: Entrance Porch, Hallway, Dining Room, Kitchen/Diner, Utility Room, Living Room, Cloakroom, Four Generous Bedrooms, one with a dressing area and En-suite, and a family Bathroom. The outside of the property benefits from a spacious Double Garage, and a South Facing Rear Garden! Some scope for improvement but an excellent opportunity. The property also offers close proximity to local amenities and great access transport links such as the A1 and Grantham Railway Station. Viewing is highly recommended!

ACCOMMODATION

ENTRANCE PORCH

Having part obscure glazed front entrance door, alarm controls, carpeted flooring.

ENTRANCE HALL

With carpeted flooring, radiator, smoke alarm and stairs rising to the first floor landing.

CLOAKROOM

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





DINING ROOM

2.75m x 2.9m (9'0" x 9'6")

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

LIVING ROOM

3.27m x 6.61m (10'8" x 21'8")

With uPVC double glazed window to the front aspect, uPVC double glazed French door and window to the rear, television point, feature fireplace, carpeted flooring and radiator,

KITCHEN / DINER

3.78m x 5.17m (12'5" x 17'0")

With uPVC double glazed window to the rear aspect, uPVC double glazed walk-in box bay with windows and door to the rear garden, a range of eye and base level units, work surfacing with inset one and a half bowls stainless steel sink and drainer, electric oven and gas hob with extractor over, under counter fridge, peninsular unit incorporating wine rack and display racks, large pantry cupboard, tiled flooring and radiator.

UTILITY ROOM

1.56m x 2.77m (5'1" x 9'1")

With uPVC half obscure double glazed door to the side, base units, work surface with under counter space for appliance, space and plumbing for washing machine and dishwasher, inset stainless steel sink and drainer, wall mounted Worcester gas fired boiler, radiator and tiled flooring.

FIRST FLOOR LANDING

With radiator, carpeted flooring, loft hatch access and storage cupboard.

BEDROOM 1

3.35m x 3.77m (11'0" x 12'5")

A dual aspect room with uPVC double glazed window to the front and rear, DRESSING AREA with fitted wardrobes, carpeted flooring, radiator and access to the en suite.

EN SUITE SHOWER ROOM

1.99m x 2.5m (6'6" x 8'2")

With uPVC obscure double glazed window to the side aspect, fully tiled over sized shower cubicle, pedestal wash basin and low level WC., part tiled walls, extractor fan, spotlights, vinyl flooring and heated towel rail.

BEDROOM 2

3.2m x 3.41m (10'6" x 11'2")

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

BEDROOM 3

2.77m x 3.76m (9'1" x 12'4")

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

BEDROOM 4

1.9m x 2.7m (6'2" x 8'11")

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

BATHROOM

1.79m x 2.61m (5'11" x 8'7")

With uPVC obscure double glazed window to the front aspect, panelled bath with shower over and tiled walls, pedestal wash basin and low level WC., part tiled walls, extractor fan, radiator, spotlights and vinyl flooring.

OUTSIDE

A driveway leads to the double garage with double width off-road parking and there is also an open-plan lawned garden. At the rear there is a patio area, shrubs, fruit tree, outside tap and fencing to the boundaries. A timber gate also leads through to the front. The rear garden is waiting for someone to put their own stamp on it!

DOUBLE GARAGE

With twin up-and-over doors, power and lighting and half glazed door to the garden.

SERVICES

Mains water, gas, electricity and drainage are connected. The property has 16 solar panels fitted to the rear roof. This is an owned system.

COUNCIL TAX

The property is in Council Tax Band D





DIRECTIONS

From High Street proceed on to Watgate following the one-way system bearing right onto Broad Street and left onto Brook Street. Continue over the Manthorpe Road traffic lights and take the right turn opposite the hospital onto Langford Gardens.

GRANTHAM

The property is ideally situated for Grantham Hospital and is within an easy walk to the town centre and the Priory Ruskin Academy. There are bus stops on either side of Manthorpe Road offering access to town as well as Lincoln and Sleaford and a convenience store at the petrol station on Manthorpe Road.

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

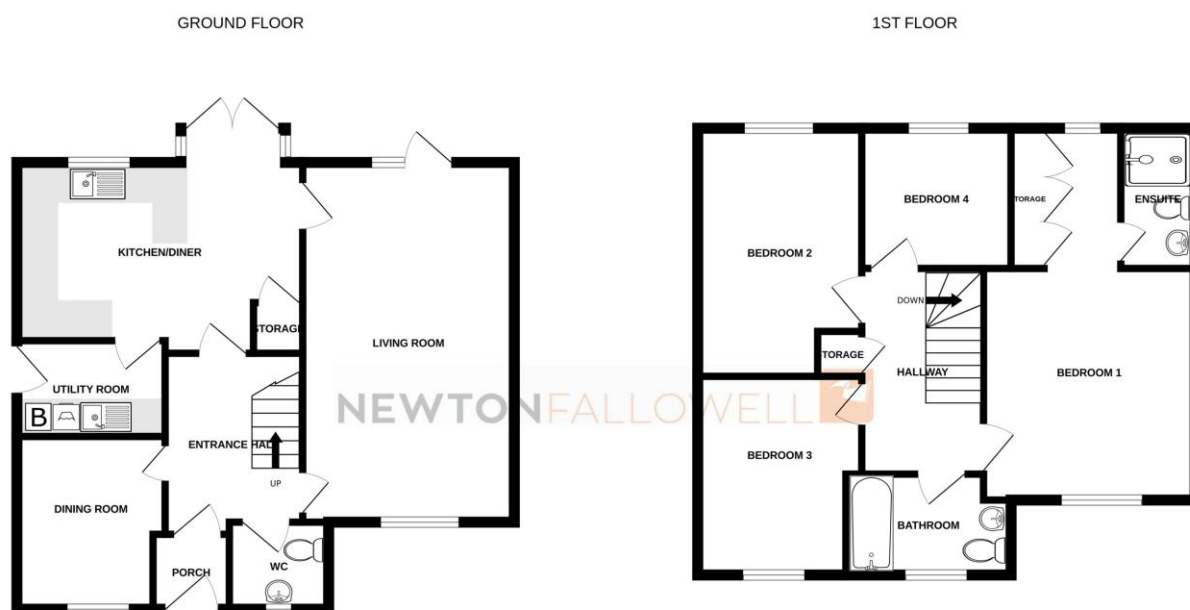
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will 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 £300 if you use their services.

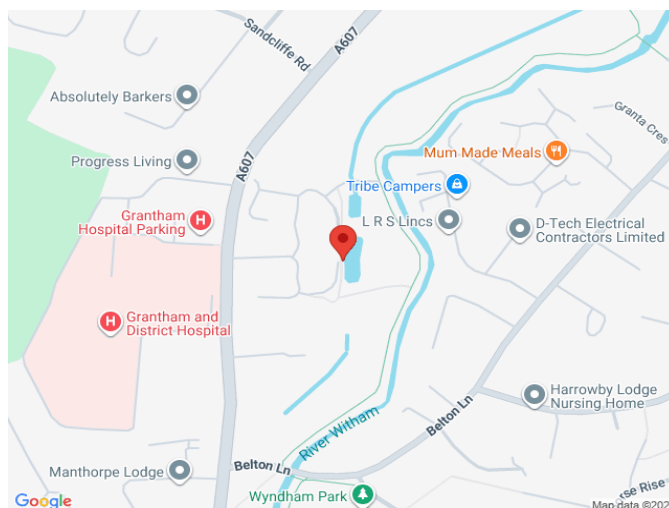
For more information please call in the office or telephone 01476 591900.



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