



26 Sidney Street,  
Grantham. NG31 8AZ



**£165,000**

- Victorian End Terraced Cottage
- Convenient for Town Centre
- Comfortable & Characterful
- Hall & Store
- Two Reception Rooms
- Bespoke Kitchen
- 2/3 Bedrooms
- Ground Floor Shower Room
- Private Courtyard To Rear
- Freehold - EPC Rating E



A charming end terrace cottage situated within walking distance of the town centre and many amenities. The property offers comfortable accommodation combining modern amenities with character features and comprising as follows: Entrance lobby with store off, two reception rooms, a kitchen, rear lobby, ground floor shower room, a generous main bedroom, with an occasional third bedroom off and a second double bedroom. Gas fired central heating and replacement double glazing are installed. There is a modest courtyard style rear garden without any rights over it, together with a useful garden shed.

## ACCOMMODATION

### ENTRANCE HALL

A shared passageway leads to the entrance hall which has an opaque uPVC glazed entrance door, tiled floor, under stairs storage cupboard, coving, stairs off to the first floor and oak glazed doors to sitting rooms.

### SITTING ROOM

3.34m x 3.69m (11'0" x 12'1")

With a fireplace with attractive oak surround and mantel, radiator, coving, meter cupboard, laminate flooring and uPVC double glazed window to the front elevation.

### DINING ROOM

3.42m x 3.56m (11'2" x 11'8")

Having a fireplace with oak surround and mantel and raised hearth, uPVC double glazed window to the rear elevation, radiator, tiled floor and coving.



## KITCHEN

2.06m x 3.02m (6'10" x 9'11")

Having bespoke wooden base cupboards and drawers with wooden working surfaces over, inset ceramic one and a half bowl sink and drainer with utility mixer tap over, space for slot-in double oven with extractor over, panelled ceiling, tiled floor, tiled splashbacks, uPVC double glazed window to the side elevation.

## REAR LOBBY

Having half double glazed uPVC door to the side elevation, tiled floor, Glow-worm wall mounted gas fired boiler, half tiled walls, door to shower room.

## SHOWER ROOM

1.74m x 1.95m (5'8" x 6'5")

Having uPVC obscure double glazed window to the side elevation, shower cubicle, corner wash basin and low level WC., tiled walls, panelled ceiling, extractor fan, radiator.

## FIRST FLOOR LANDING

Approached by a half landing and having built-in airing cupboard containing insulated cylinder with electric immersion heater and cold water tank over, loft hatch access, coving and central heating control.

## BEDROOM 1

3.42m x 4.65m (11'2" x 15'4")

A generous sized room having uPVC double glazed window to the rear elevation, radiator and feature fireplace with oak surround. Open to Bedroom 3.

## BEDROOM 2

3.34m x 3.73m (11'0" x 12'2")

Having uPVC double glazed window to the front elevation, radiator and coving.

## BEDROOM 3

2.08m x 3.04m (6'10" x 10'0")

Situated off Bedroom 1 via two steps and having fire escape uPVC double glazed window to the rear elevation and radiators.



## OUTSIDE

There is a courtyard style rear garden with a living wall, astro turf and a useful garden shed.

## RIGHT-OF-WAY

There is shared pedestrian access through the passageway from the front which leads to a private rear garden through a gate.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band A.

## DIRECTIONS

From Watergate continue over the traffic lights and follow the one way system turning right on to Broad Street. Turn immediate left on to New Street and right on to Chambers Street. Take the left turn on to Sidney Street (one way street) and the property is on the left.

## GRANTHAM

Grantham town centre and railway station are a short walk away as are local supermarkets (the nearest being Asda and Lidl) and bus services.

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



While 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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