



104 Harrowby Lane,
Grantham. NG31 9LW



£165,000

- Three Bed Terraced Home
- Spacious Accommodation
- Large Front & Rear Garden
- Lounge
- Kitchen/Diner
- Family Bathroom
- Off-road Parking
- Close To Local Amenities
- Popular Residential Area
- Freehold - EPC: Rating D



A generously sized and well-established terraced home, ideal for a variety of buyers!

This property offers excellent potential and features well-presented three bedroom accommodation, along with driveway parking and large front and rear gardens. Early viewing is highly recommended to avoid disappointment.

The internal layout comprises an entrance hall, a spacious living room, a utility room, a well-appointed kitchen/dining area, three good sized bedrooms, and a family bathroom.

ACCOMMODATION

ENTRANCE HALL

With stairs rising to the first floor and understairs utility.

LOUNGE

4.27m x 3.71m (14'0" x 12'2")

With uPVC double glazed window to the front and rear aspects, radiator.



KITCHEN / DINER

4.25m x 2.44m (13'11" x 8'0")

With uPVC double glazed window to the front, two uPVC double glazed windows to the rear and a part glazed door to the rear, a fitted kitchen with eye and base level units, work surfacing, inset stainless steel sink and drainer, tiled splashbacks, space for slot-in gas cooker, space for upright fridge freezer, breakfast bar and tiled flooring.

UTILITY ROOM

With eye and base level units, uPVC double glazed window to the rear aspect.

FIRST FLOOR LANDING

With uPVC double glazed window to the rear aspect and storage cupboard.

BEDROOM ONE

3.38m x 2.65m (11'1" x 8'8")

Having uPVC double glazed window to the front and radiator.

BEDROOM TWO

3.93m x 2.06m (12'11" x 6'10")

Having uPVC double glazed window to the front and radiator.

BEDROOM THREE

2.67m x 2.11m (8'10" x 6'11")

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

FAMILY BATHROOM

2.37m x 1.48m (7'10" x 4'11")

Having uPVC obscure double glazed window to the rear aspect, panelled bath, wash basin with vanity storage beneath and low level WC., radiator and vinyl flooring.

OUTSIDE

To the front there is a long lawned garden with hedging to the boundaries and a footpath to the front entrance door. At the rear there is off-road parking accessed off Uplands Drive. There is also a lawned garden with shed and fencing for privacy.



SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

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 right turn onto Belton Lane and the right turn onto Harrowby Lane. Continue over the roundabout and the property is on the right. Access to the off-road rear parking is via Uplands Drive, also off the roundabout.

GRANTHAM

There are local amenities close by on Harrowby Lane including shops, doctor's surgery etc., and there is a Costcutter on the corner of Princess Drive. The property is also within walking distance of town and a local bus service to town runs along Princess Drive itself. Grantham is approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has main line station offering easy access to London Kings Cross, with an average journey time of 1 hour 12 minutes. The town also has excellent schooling at all levels, several supermarkets and a Saturday street market.

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.

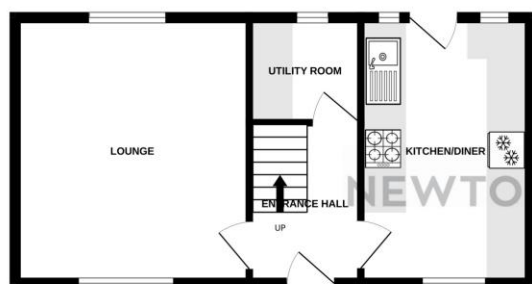
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For more information please call in the office or telephone 01476 591900.

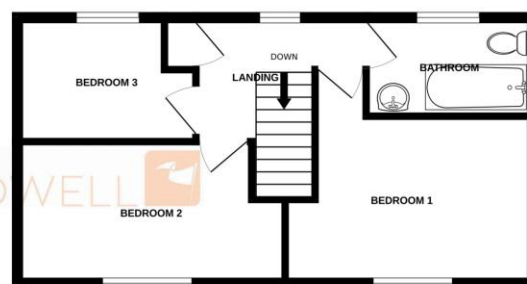


Floorplan

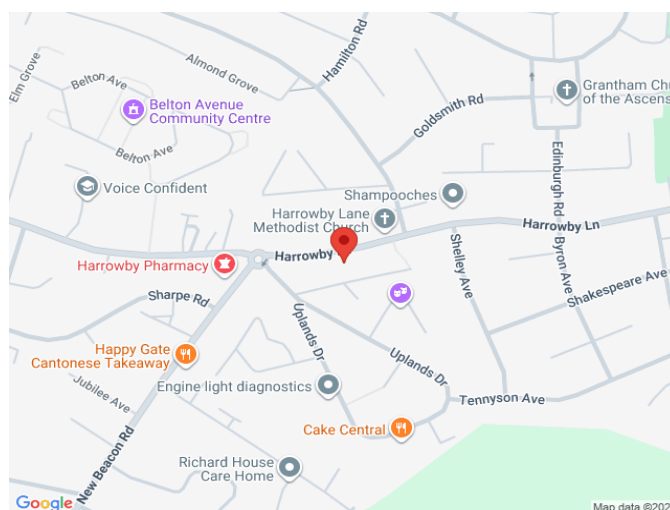
GROUND FLOOR



1ST FLOOR



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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