



31 Cold Harbour Lane,
Grantham. NG31 7TN



Guide Price £655,000

- Executive Family Home
- Four Reception Rooms
- Four Double Bedrooms
- WC, En-suite + Shower Room
- Well Presented Throughout
- Sought After Location
- Generous Plot
- Driveway Parking & Double Garage
- Close To Local Amenities
- Freehold - EPC Rating C



Situated in a tranquil area of Grantham, yet conveniently close to local schools, amenities, transport links, and the town centre, is this distinctive detached executive residence, offering an abundance of versatile living space ideal for family life.

The well-appointed accommodation comprises a welcoming reception hall, family room/study, formal dining room, breakfast kitchen, utility room, cloakroom, and a spacious lounge. The first floor features four generously sized double bedrooms, including a master bedroom with an en-suite bathroom, a dressing area located off the galleried landing which could be easily converted into a fifth bedroom and a family shower room.

The property further benefits from gas central heating and UPVC double glazing throughout. Externally, the home is set well back from the road and accessed via a long driveway and gated intercom system, leading to a detached double garage. The grounds offer multiple private outdoor seating areas, ideal for relaxation and entertaining.

ACCOMMODATION

ENTRANCE HALL

A bright and airy entrance hall entered through an open covered porch with an attractive uPVC part glazed entrance door with uPVC double glazed panel to either side and a transom window over. It has high gloss tiled flooring, large under stairs storage cupboard, stairs rising to the first floor, cloaks cupboard and radiator.





LOUNGE

6.5m x 5.27m (21'4" x 17'4")

A spacious reception room with uPVC double glazed windows to the front and side aspects, uPVC double glazed French doors also to the side, uPVC double glazed windows to the rear, two radiators, feature marble fireplace with coal effect fire within, tiled flooring and an air con unit.

DINING ROOM

3.57m x 3.58m (11'8" x 11'8")

With uPVC double glazed window to the front and side aspects, radiator and tiled flooring.

RECEPTION ROOM

3.26m x 4.06m (10'8" x 13'4")

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

KITCHEN / BREAKFAST ROOM

4.81m x 4.96m (15'10" x 16'4")

With uPVC double glazed window to the side and rear aspects, uPVC double glazed sliding patio doors to the rear, a range of base level cupboards and drawers with matching eye level units, granite work surfacing with inset sink and drainage grooves, inset gas hob with oven beneath and extractor hood over, integrated dishwasher, space for American style fridge freezer, space for table and chairs, radiator, tiled flooring and spotlights.

UTILITY ROOM

2.18m x 2.16m (7'2" x 7'1")

With uPVC double glazed window and door to the side aspect, wall mounted central heating boiler, eye and base level cupboard, work surfacing with inset sink and drainer, space and plumbing for washing machine, space for tumble dryer, tiling to walls, tiled floor.

CLOAKROOM

2.18m x 1.15m (7'2" x 3'10")

With low level WC., pedestal wash basin with tiled splashback, radiator, extractor fan and tiled flooring.

FIRST FLOOR LANDING

Having dog leg staircase to the first floor with a feature uPVC double glazed patterned window at half landing level. The landing also has an airing cupboard.

BEDROOM ONE

4.82m x 3.59m (15'10" x 11'10")

Having uPVC double glazed windows to the side and rear aspect, three fitted wardrobes, radiator and an air con unit.

EN-SUITE

2.93m x 2.54m (9'7" x 8'4")

With uPVC obscure double glazed window to the rear aspect, panelled bath with glazed screen over, pedestal wash basin and low level WC., tiling to walls, radiator, extractor fan, shaver point with light and tiled flooring.

BEDROOM TWO

4.32m x 4.83m (14'2" x 15'10")

With uPVC double glazed window to the side and rear aspects, two built-in wardrobes and radiator.

BEDROOM THREE

3.76m x 3.3m (12'4" x 10'10")

With uPVC double glazed window to the front aspect, two fitted wardrobes, radiator.

BEDROOM FOUR

3.6m x 3.59m (11'10" x 11'10")

Having uPVC double glazed window to the front and side aspects, radiator and loft hatch access.

DRESSING AREA / POTENTIAL BEDROOM FIVE

2.29m x 1.78m (7'6" x 5'10")

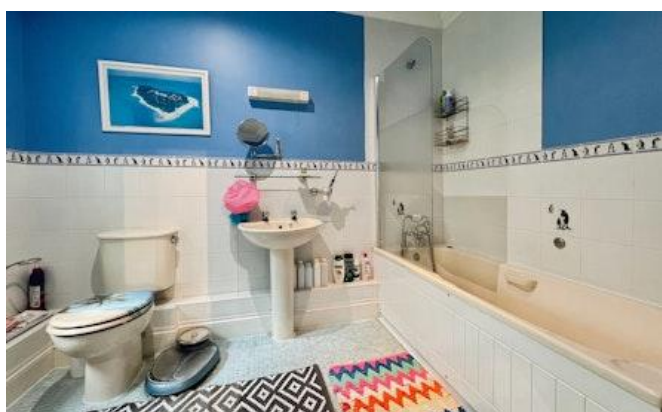
With uPVC double glazed window to the front aspect and radiator.

SHOWER ROOM

2.93m x 2.23m (9'7" x 7'4")

With uPVC obscure double glazed window to the side aspect, shower cubicle, pedestal wash basin, low level WC., part tiled walls, spotlights, tiled flooring. (There is also plumbing for a bath if required).





OUTSIDE

To the front there are metal entrance gates leading onto the driveway and leading to a double garage. There are also numerous seating areas, a raised pond with power and many established trees and shrubs. At the rear there are mature trees, a patio seating area with pond and there are three outside taps. To the side there is a further seating area and an enclosed wild flower garden with fruit trees. At the bottom of the garden is a wildlife pond. There is also a good sized wooden CABIN and TWO GREENHOUSES. The garden needs to be viewed to appreciate the size on offer. There is also an EV charging point attached to the property.

DETACHED DOUBLE GARAGE

Having power, half glazed door and window to the side and outside lighting.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band F.

DIRECTIONS

From High Street proceed south passing Sainsburys and taking the left turn at the traffic lights onto Bridge End Road (A52). Take the left turn just before the petrol station onto Cold Harbour Lane and the property is on the left.

GRANTHAM

The property is within close proximity to local amenities and also within walking distance of the town centre.

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 from 60 minutes, Newark in 14 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

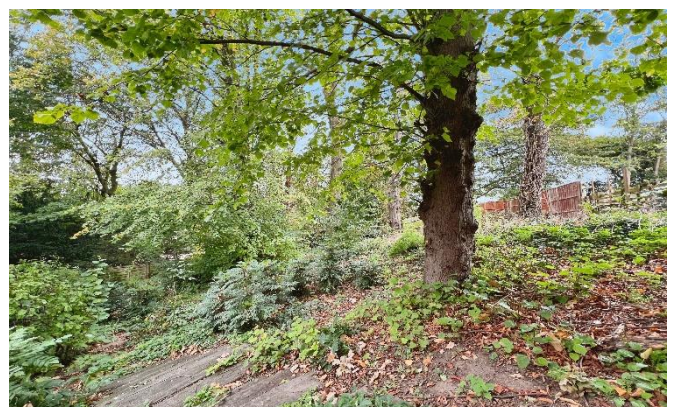
Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

AGENT'S NOTE

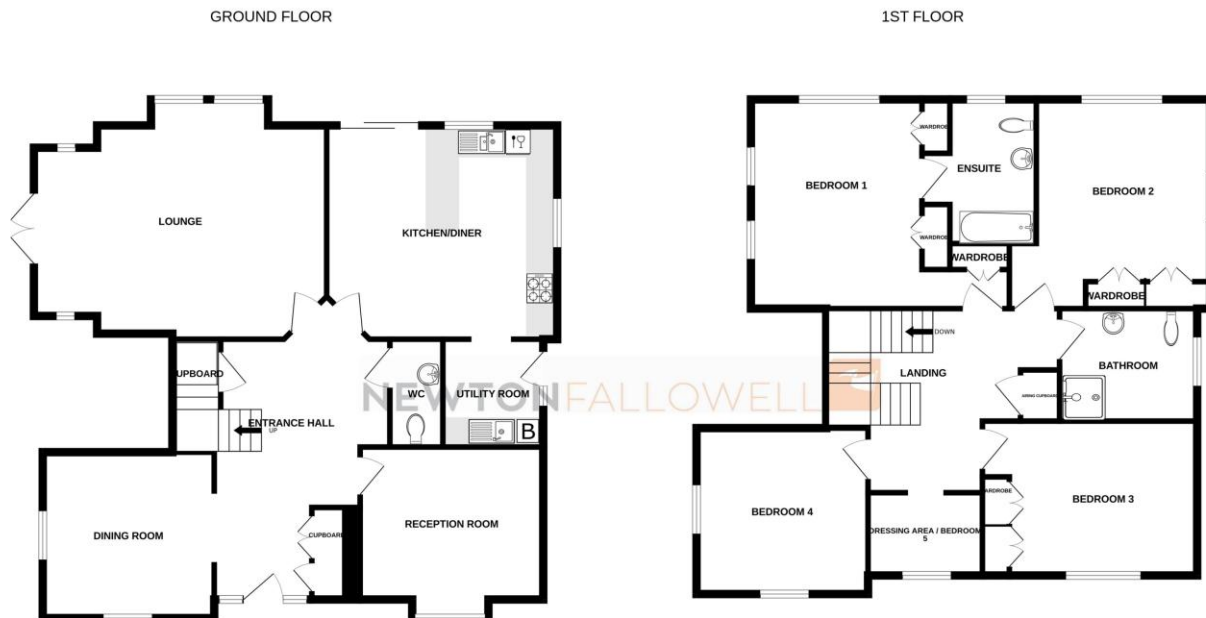
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

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.



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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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.



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