



168 Dudley Road,
Grantham. NG31 9AD



4



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Guide Price £165,000 - £170,000

- Four Bed Terraced Home
- Close To Local Amenities
- Two Reception Rooms
- Generous Bedrooms
- Versatile Downstairs Room
- Large Garden
- Lovely Position Backing To River Witham
- Popular Location
- Ideal For FTB / Investor
- Freehold – EPC Rating D



This extended and well-maintained four bedroom terraced home offers excellent value, whether you're stepping onto the property ladder or expanding your portfolio. Conveniently located close to local amenities, Grantham town centre, and superb transport links, it provides both comfort and practicality.

Inside, the property features a welcoming lounge, a spacious kitchen/diner, and a modern family bathroom. Three generously sized double bedrooms are located on the first floor, with an additional fourth bedroom on the ground floor ideal as a guest room, office, or playroom.

Additional benefits include uPVC double glazing and gas fired central heating for year-round comfort and energy efficiency. Outside, a generous rear garden stretches down to the River Witham, offering a peaceful outdoor retreat.

ACCOMMODATION

LOUNGE

3.64m x 3.67m (11'11" x 12'0")

With uPVC double glazed window to the front aspect, uPVC half obscure glazed entrance door with transom window over, laminate flooring, fireplace with multi fuel stove within and radiator.

HALLWAY

With door to the cellar and stairs rising to the first floor.



CELLAR

Offering ideal storage space.

KITCHEN / DINER

3.99m x 3.61m (13'1" x 11'10")

A fitted kitchen with base level cupboards and drawers incorporating wine rack and matching eye level units, pull-out extractor with space beneath for a slot-in cooker, work surfacing with inset stainless steel sink and drainer, door to the rear hallway, radiator, space and plumbing for washing machine and dishwasher, tiled floor, tiled splashbacks, space for table and chairs and fridge freezer.

REAR HALLWAY

Leading to the bathroom and Bedroom 4/Study and with half glazed uPVC door to the garden.

BATHROOM

4.61m x 2.05m (15'1" x 6'8")

Having panelled bath with shower over, wash basin with vanity storage beneath and low level WC., radiator, part tiled walls and vinyl flooring.

BEDROOM 4 / STUDY

3.7m x 2.05m (12'1" x 6'8")

With uPVC double glazed window to the side aspect, radiator and laminate flooring.

FIRST FLOOR LANDING

BEDROOM ONE

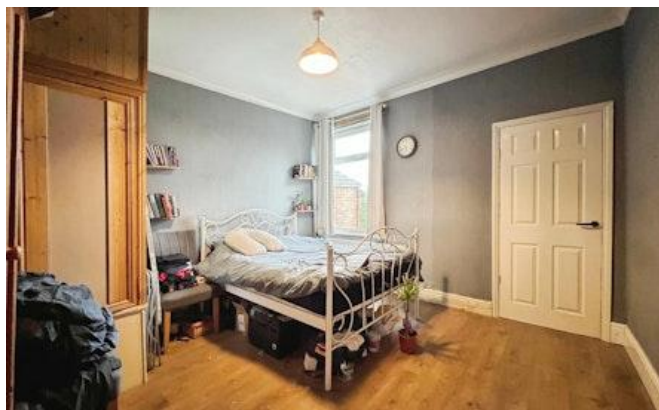
4.01m x 3.61m (13'2" x 11'10")

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

BEDROOM TWO

3.63m x 3.63m (11'11" x 11'11")

With uPVC double glazed window to the rear aspect, laminate flooring, radiator and wardrobe. A door leads through to bedroom 3.



BEDROOM THREE

2.1m x 2.82m (6'11" x 9'4")

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

OUTSIDE

At the rear there is a fully enclosed garden with recently installed SUMMERHOUSE, patio area and long garden suitable for turfing, backing onto the River Witham.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street continue proceeding south on to St Peters Hill taking the left turn on to St Catherines and right on to Dudley Road itself. The property is on the right-hand side. Alternatively, continue along London Road taking the left turn at the traffic lights adjacent to McDonalds onto Bridge End Road (A52). Take the left turn onto Harrowby Road, left onto Bridge Street and right onto Dudley Road. The property is on the left.

GRANTHAM

The property is situated close to the town with all its amenities and the railway station.

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 are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

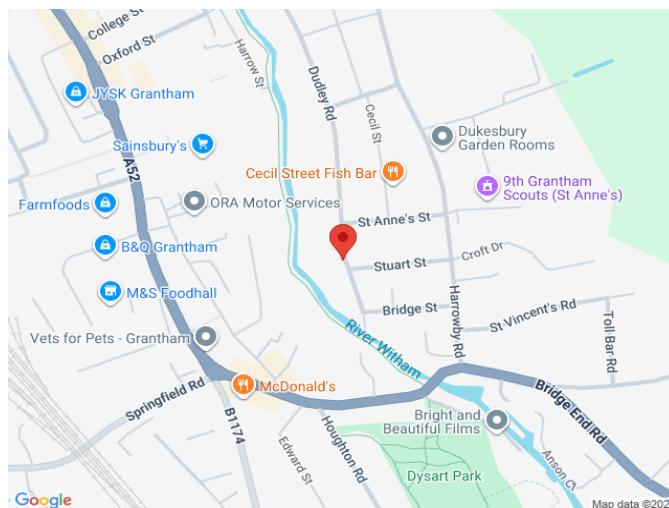
For more information please call in the office or telephone 01476 591900.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given for their condition, operation or availability.



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