



69 Norton Street,
Grantham. NG31 6BX



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£125,000

- Terraced House
- Two Bedrooms
- Short Walk To Train Station
- Recently Renovated
- Upstairs Shower Room
- Outhouse/Store
- Enclosed Garden
- Attention FTB / Investors!
- Close To Town Centre
- Freehold – EPC: Rating C



Situated just a short walk from Grantham Town Centre, this recently renovated two-bedroom terraced property offers excellent access to local amenities and transport links. The home benefits from a spacious and enclosed rear garden, and the accommodation briefly comprises a lounge, kitchen, two generous bedrooms, and a family shower room. This property presents a fantastic opportunity for first-time buyers or investors.

ACCOMMODATION

LOUNGE

3.29m x 3.34m (10'10" x 11'0")

Having uPVC entrance door and uPVC double glazed window to the front aspect, radiator, attractive fireplace and laminate floor.

INNER LOBBY

With stairs to the first floor landing.

KITCHEN

3.25m x 2.96m (10'8" x 9'8")

A fitted kitchen with eye and base level units, work surfacing with inset stainless steel sink and drainer, inset gas hob with oven beneath and extractor over, space and plumbing for washing machine, radiator, tiling to walls, space for an upright fridge freezer, laminate flooring, uPVC double glazed window to the rear aspect and uPVC half obscure double glazed door to the rear.



FIRST FLOOR LANDING

BEDROOM ONE

3.38m x 3.35m (11'1" x 11'0")

Having uPVC double glazed window to the front aspect, fireplace and radiator.

BEDROOM TWO

2.01m x 3.9m (6'7" x 12'10")

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

SHOWER ROOM

1.97m x 2.06m (6'6" x 6'10")

Having uPVC obscure double glazed window to the rear aspect, having shower cubicle with mains shower within, pedestal wash basin and close coupled WC., tiling to walls, laminate floor, extractor fan and heated towel radiator.

OUTSIDE

There is street permit parking (£60 per annum). A shared passageway between No.68 and No.69 leads through a timber gate into the rear garden. At the rear there is a concrete seating area, a generous grassed garden and at the bottom, a raised seating area. There is timber fencing and a brick wall to the boundaries, outside lighting and a useful brick OUTHOUSE/STORE with window.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street proceed heading south turning right at the traffic lights adjacent to St Peters Hill on to Wharf Road (A52) and take the third left turn on to Norton Street (one-way street).



GRANTHAM

The property is situated very close to the town centre and railway station (main line to King's Cross in 1hr 16 mins average).

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

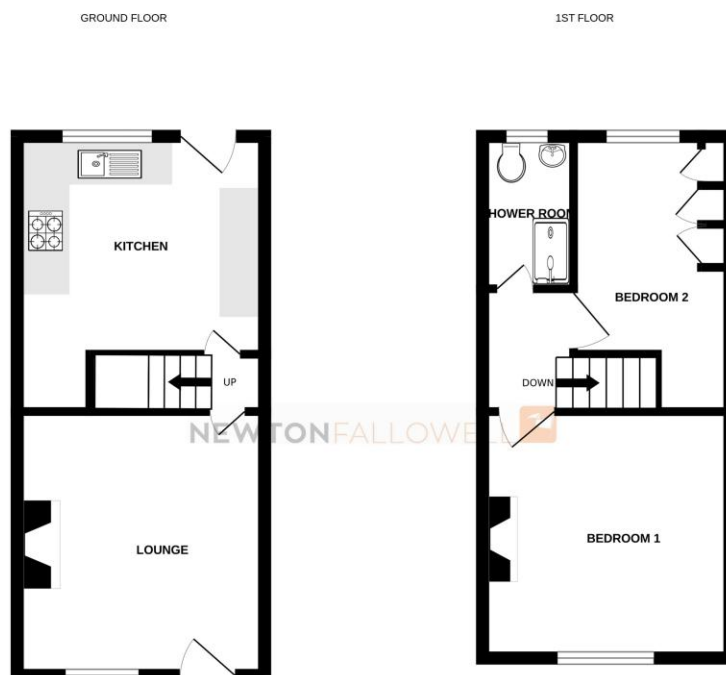
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Lifetime Legal, at a cost of £45 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 floors, 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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