



18 Hudson Way,
Grantham. NG31 7BX



- Modern Detached House
- Three Bedrooms
- Popular Brambles Location
- Hall & Cloakroom
- Kitchen/Dining Room
- Lounger with patio doors
- Bathroom
- Driveway & Linked Garage
- Private Rear Garden
- Freehold - EPC: Rating C



A modern detached house situated in the popular Brambles development and offering easy access to a range of amenities to include the town's nearby railway station. The house offers well planned and easily run accommodation briefly comprising as follows: Entrance hall, cloakroom/WC. a kitchen/dining room, lounge THREE BEDROOMS and a family bathroom. There is driveway parking leading to an attached and linked GARAGE as well as a private and low maintenance rear garden.

ACCOMMODATION

ENTRANCE HALL

With half glazed entrance door, laminate floor, staircase off to the first floor accommodation and radiator.

CLOAKROOM/WC

Having low level WC., wash basin, radiator, laminate floor, electric consumer unit, Ideal wall mounted gas fired boiler and uPVC obscure double glazed window to the front elevation.

KITCHEN/DINING ROOM

3.38m x 3.76m (11'1" x 12'4")

Fitted with a range of base cupboards, working surfaces and wall cupboards, inset one and a half bowl stainless steel sink and drainer, integrated oven and hob, space and plumbing for washing machine, radiator, laminate floor, tiled splashbacks, under stairs storage cupboard, uPVC double glazed window to the rear and external half glazed door to the rear.



LOUNGE

2.84m x 3.76m (9'4" x 12'4")

With uPVC double glazed patio doors to the rear garden, uPVC double glazed window to the front elevation, feature marble style fireplace, radiator, coving, and laminate flooring.

FIRST FLOOR LANDING

With uPVC double glazed window to the front elevation, loft hatch to roof space and radiator.

BEDROOM 1

2.9m x 3.73m (9'6" x 12'2")

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

BEDROOM 2

2.59m x 2.87m (8'6" x 9'5")

Having uPVC double glazed window to the rear elevation and coving.

BEDROOM 3

2.18m x 2.44m (7'2" x 8'0")

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

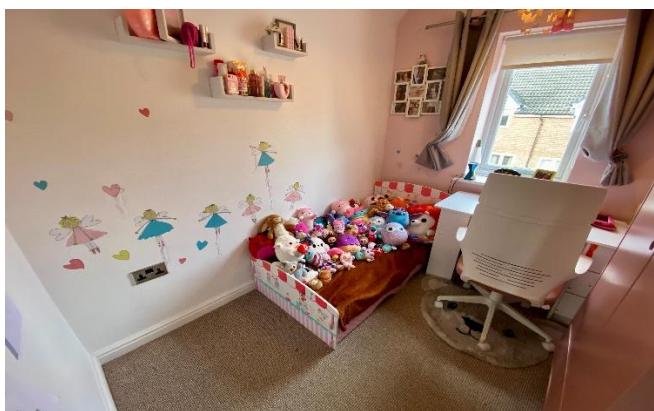
BATHROOM

1.83m x 2.59m (6'0" x 8'6")

Having upVC obscure double glazed window to the front elevation, a white suite comprising panelled bath with Triton electric shower and screen over, wash basin and low level WC., tiling, radiator, electric shaver socket and extractor fan.

OUTSIDE

The property stands behind a gravelled front garden with metal fencing to the frontage and a gated side access to the rear. There is a tarmac drive providing parking and leading to the garage. The rear garden is designed for ease of maintenance and comprises gravelled areas, a paved patio and fencing to the boundaries. There is also an external tap and light.



GARAGE

2.74m x 5.31m (9'0" x 17'5")

With up-and-over door, light and power connected and door to the rear garden.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

From High Street proceed south along London Road turning right at the traffic lights onto Springfield Road, right onto The Brambles development and right into Hudson Way. The property is on the right.

GRANTHAM

The property is close to town and the railway station. Amenities are available on Springfield Road including a local convenience store. 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. The town also has excellent schooling, 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

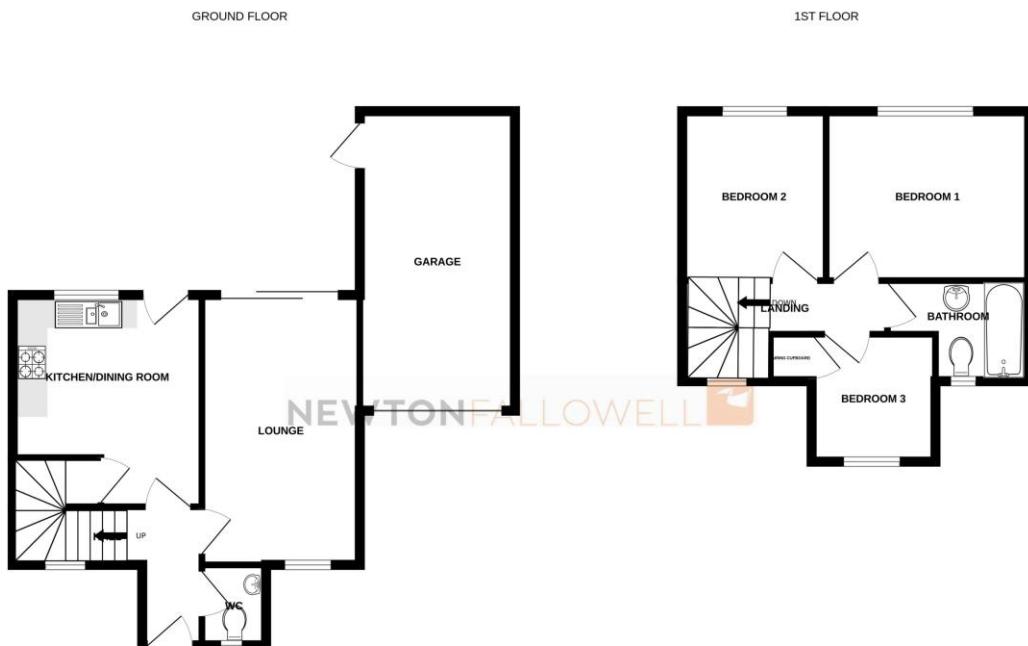
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Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We 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 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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