



8 Peveril Place,
Grantham. NG31 8US



Guide Price £175,000 - £180,000

- Achieving £900 Per Month
- End-Terrace Property
- Well-Presented Throughout
- Kitchen
- Lounge/Diner
- Two Double Bedrooms
- Popular Barrowby Edge Location
- Excellent Transport Links
- Close to local amenities
- Freehold - EPC: Rating B



A modern and exceptionally well-presented residence, situated on the outskirts of the highly regarded Barrowby Edge development. The accommodation has been thoughtfully designed to provide practical and contemporary living, briefly comprising: entrance hall, cloakroom, spacious lounge/dining room, and a well appointed kitchen

To the first floor are two generously proportioned double bedrooms and a family bathroom. Externally, the property benefits from off-road parking for two vehicles and an attractively sized rear garden, offering an ideal setting for outdoor relaxation and entertaining. Additional advantages include gas central heating and double glazing throughout.

ACCOMMODATION

ENTRANCE HALL

With storm porch over the front entrance door which has a transom window over, stairs rising to the first floor landing, fitted carpet and radiator,

CLOAKROOM

1.46m x 0.89m (4'10" x 2'11")

With uPVC obscure double glazed window to the side aspect, corner wash basin with tiled splashback, close coupled WC and radiator.



KITCHEN

3.19m x 2.03m (10'6" x 6'8")

A fitted kitchen with eye and base level units, work surfacing, inset one and a half bowl stainless steel sink and drainer, inset 4-ring gas hob with glass splashback, oven beneath and stainless steel chimney style extractor over, space and plumbing for washing machine and dishwasher, space for upright fridge freezer, vinyl flooring, wall mounted gas fired boiler set within cupboard and uPVC double glazed window to the front aspect.

LOUNGE / DINER

4.15m x 4.31m (13'7" x 14'1")

With uPVC double glazed French doors to the rear, uPVC double glazed full height panels and windows to either side, two radiators, under stairs storage cupboard and fitted carpet.

FIRST FLOOR LANDING

With fitted carpet.

BEDROOM ONE

4.16m x 2.65m (13'7" x 8'8")

Having two uPVC double glazed windows to the rear aspect, fitted wardrobes, radiator and fitted carpet.

BEDROOM TWO

3.22m x 2.58m (10'7" x 8'6")

Having two uPVC double glazed windows to the front aspect, two built-in wardrobes, radiator and fitted carpet.

FAMILY BATHROOM

1.98m x 1.69m (6'6" x 5'6")

Having a white 3-piece suite comprising panelled bath with shower over, fully tiled wall and glazed shower screen, pedestal washbasin with tiled splashback and close coupled WC., extractor fan, radiator and vinyl flooring.

OUTSIDE

To the front there are TWO PARKING SPACES and a timber gate to the rear garden. At the rear there is a fully enclosed garden with lawn, a patio seating area and decking. There is also a SHED for storage.

SERVICES

Mains water, gas, electricity and drainage are connected.



COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street continue on to Watergate proceeding over the roundabout adjacent to Asda on to Barrowby Road (A52). Continue to the roundabout and take the right turn onto Pennine Way. Take the first left turn on to Knaresborough Drive, left on to Peveril Place and the property is on the right-hand side.

GRANTHAM

The property is a short walk from Poplar Farm Primary School, a veterinary practice and a local steakhouse. Local amenities are available close by on Barrowby Gate to include day nursery, Tesco Express, pharmacy etc.

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

The property is currently tenanted – Photographs taken when the property was empty.

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

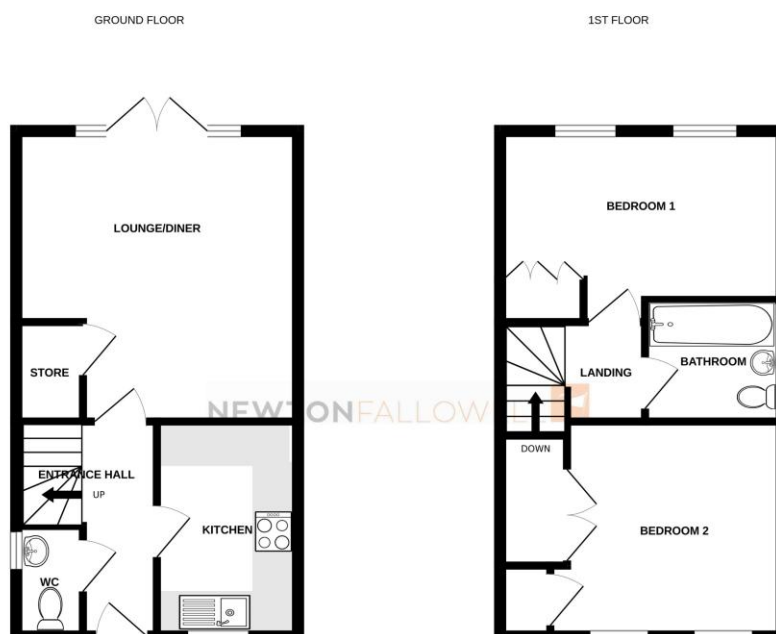
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will 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.

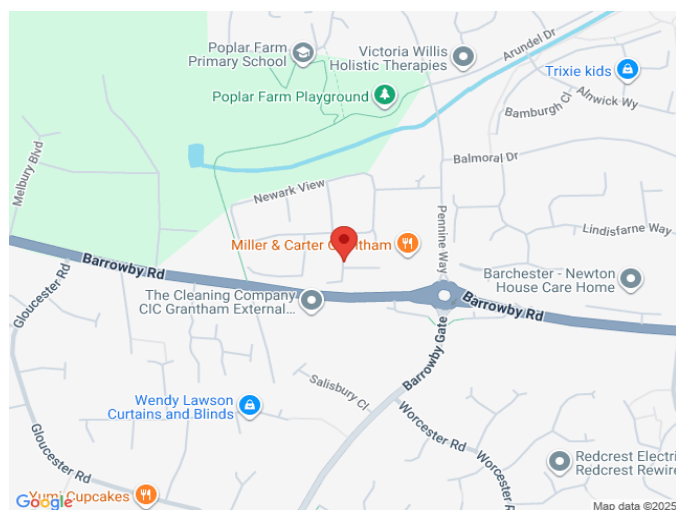
For more information please call in the office or telephone 01476 591900.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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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