



29 Regency Gardens,
Grantham. NG31 9JW



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£220,000

- Detached Bungalow
- Two Double Bedrooms
- Driveway + Garage
- Well Presented Throughout
- Conservatory
- Lounge & Dining Room
- Modern Shower Room
- Low Maintenance Rear Garden
- Popular Residential Area
- No Chain!
- Freehold - EPC Rating to be assessed



This attractive two bedroom detached bungalow is nestled in a quiet cul-de-sac within a sought after residential area. The accommodation briefly comprises an entrance hall, well appointed kitchen, spacious lounge, separate dining room, conservatory, two bedrooms, and a stylish modern shower room.

Outside, the property offers ample off-road parking along the side driveway, extending to a detached single garage. The low maintenance rear garden provides an ideal space for relaxing or entertaining on sunny days.

Conveniently positioned close to local amenities and within easy reach of the town centre, this property is offered to the market with no onward chain.

ACCOMMODATION

ENTRANCE HALL

An open entrance porch to the side leads through a part glazed entrance door to the entrance hall which has radiator, loft hatch access and laminate flooring.

KITCHEN

3.07m x 2.78m (10'1" x 9'1")

With uPVC double glazed window to the side aspect, fitted with a good range of eye and base level units, work surfacing with inset one and a half bowl sink and drainer with high rise mixer tap over, inset 4-ring gas hob with extractor over, inset double electric oven, wall mounted Ideal gas fired boiler (recently serviced), space and plumbing for washing machine, space for upright fridge freezer, tiling to walls, tiled floor, radiator, down lighting and serving hatch to the dining room.



LOUNGE

5.17m x 3.53m (17'0" x 11'7")

Having uPVC double glazed sliding patio doors to the conservatory, fireplace with electric fire within, laminate flooring and radiator. An open archway leads to the dining room.

DINING ROOM

2.62m x 2.77m (8'7" x 9'1")

With uPVC double glazed window to the rear aspect, radiator, laminate flooring and the serving hatch from the kitchen.

CONSERVATORY

3.72m x 2.86m (12'2" x 9'5")

Of dwarf brick wall construction with uPVC double glazed units and a polycarbonate roof and having electric radiator and tiled flooring.

BEDROOM ONE

3.27m x 3.54m (10'8" x 11'7")

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

BEDROOM TWO

2.77m x 3.26m (9'1" x 10'8")

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

SHOWER ROOM

2.59m x 1.8m (8'6" x 5'11")

With uPVC obscure double glazed window to the side aspect, shower cubicle, wash basin with vanity storage beneath, close coupled WC., fully tiled walls, extractor fan, tall ladder style radiator, tiled floor, down lighting and airing cupboard.

OUTSIDE

To the front there is a tarmac driveway leading to the detached single garage, a hard landscaped frontage and outside lighting. At the rear there is a private block paved low maintenance garden, a raised flower bed across the rear boundary, outside lighting and gate leading onto the driveway.



SINGLE GARAGE

With up-and-over door, half obscure uPVC double glazed door to the rear garden.

Note

Please note that the sale of the property is subject to obtaining a Grant of Probate.

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 taking the left turn at the traffic lights adjacent to Santander onto Avenue Road which runs onto Stonebridge Road, Beacon Lane then New Beacon Road. Take the right turn onto Laburnum Close which runs into Regency Gardens and the property is towards the end.

GRANTHAM

The property is situated within easy reach of the town centre. It is within a short distance of Harrowby Lane where there is a shopping parade plus further amenities including Co-op, doctor's surgery and Tesco also off Harrowby Lane.

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

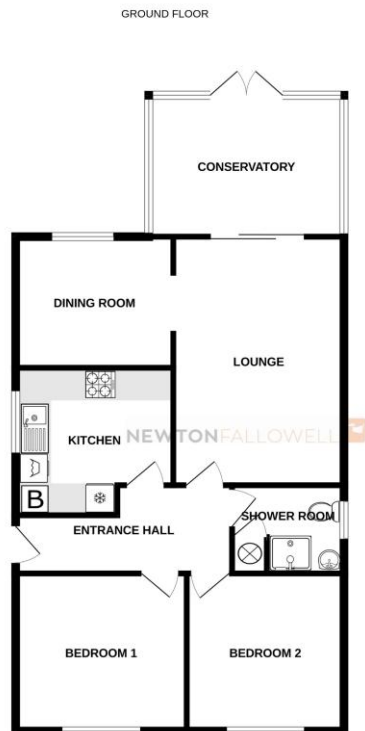
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

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.



Floorplan



While 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.



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.



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