



41 Stuart Street,
Grantham. NG31 9AF



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Guide Price £130,000 to £140,000

- Investors Only
- Terraced House
- Popular Location
- Lounge & Dining Room
- Kitchen & Rear Lobby
- Ground Floor Bathroom
- Three Bedrooms
- Gas Central Heating
- Courtyard Garden
- Freehold - EPC Rating E



Offered for sale as a residential investment subject to an existing tenancy. A traditional Victorian terraced house situated in a popular residential area between Dudley and Harrowby Roads, so convenient for local schools and the town's amenities. The accommodation is arranged over three floors and includes a sitting room, dining room, kitchen, rear lobby, ground floor bathroom/WC, and THREE BEDROOMS. There is gas fired central heating and replacement double glazing. Courtyard garden to the rear with separate pedestrian access from Dudley Road.
****YIELD APPROX 7.85% - £850PCM****

ACCOMMODATION

SITTING ROOM

3.2m x 4.42m (10'6" x 14'6")

With uPVC half glazed entrance door, uPVC double glazed window to the front elevation, feature fireplace and radiator.

DINING ROOM

3.2m x 3.37m (10'6" x 11'1")

With uPVC double glazed window to the rear elevation, radiator, staircase off to the first floor.

KITCHEN

1.89m x 1.97m (6'2" x 6'6")

With uPVC double glazed window to the side elevation, a range of matching units comprising base cupboards, working surfaces and eye level units, inset stainless steel sink and drainer, integrated oven and hob, space and plumbing for washing machine, tiled floor.



REAR LOBBY

Having an external half glazed uPVC door to the courtyard, built-in cupboard housing the gas fired central heating boiler and tiled floor.

BATHROOM

1.65m x 1.74m (5'5" x 5'8")

With uPVC obscure double glazed window to the side aspect, panelled bath with Triton electric shower over, pedestal wash basin and low level WC., fully tiled walls, radiator, tiled floor and Dimplex fan heater.

FIRST FLOOR LANDING

With staircase off to the second floor.

BEDROOM 1

3.22m x 3.46m (10'7" x 11'5")

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

BEDROOM 2

2.36m x 3.18m (7'8" x 10'5")

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

SECOND FLOOR

BEDROOM 3

2.88m x 5.19m (9'5" x 17'0")

Having Velux windows to front and rear roof slopes and radiator.

OUTSIDE

There is a south facing courtyard with paved seating area and gated access from Dudley Road.

NOTE

The images included within these particulars are from an earlier date and show the property when vacant. Decorative finishes and fixtures and fittings may vary from those shown.



SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street proceed south along High Street and London Road, passing the Sir Isaac Newton Statue and Sainsburys and taking the left turn at the traffic lights onto Bridge End Road. Take the left turn onto Harrowby Road and left onto Stuart Street. The property is towards the end 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 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.

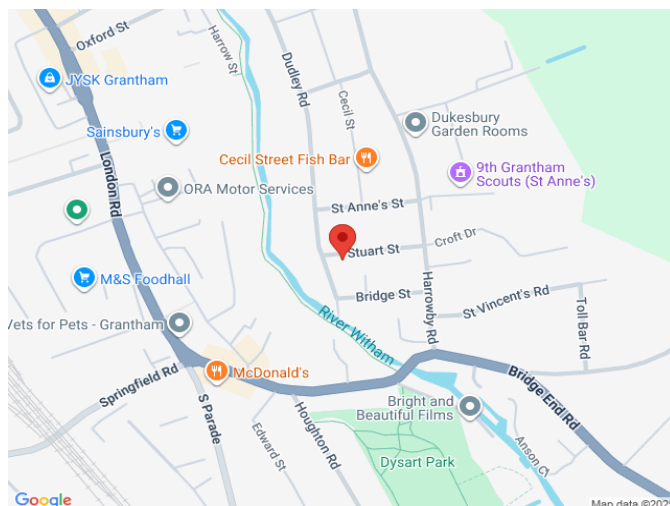
For more information please call in the office or telephone 01476 591900.



Floorplan



While every effort 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 service, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given. Map with copyright ©2025



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