



87 Springfield Road,
Grantham. NG31 7BG



£145,000

- Two Double Bedrooms
- Two En-Suites
- Utility Room / WC
- Two Reception Rooms
- Office Space
- Recently Renovated
- Re-Landscaped Rear Garden
- Close To Local Amenities
- Popular Location
- Freehold - EPC: Rating D



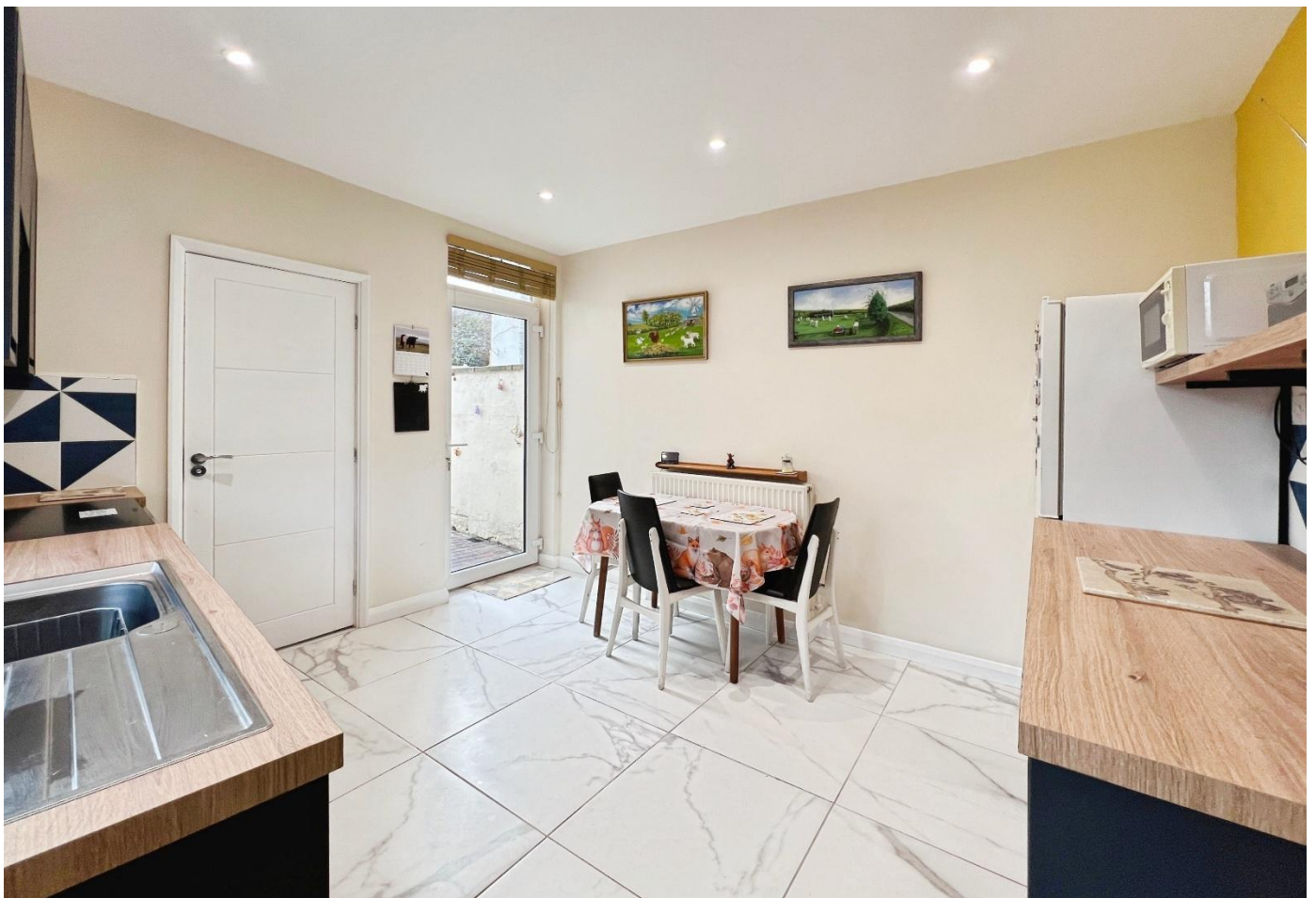
An immaculately presented end-terraced home which has undergone a comprehensive programme of renovation to create a stylish and contemporary residence, ideally positioned for access to local amenities.

The accommodation is well balanced and finished to a high standard throughout, benefitting from full gas central heating and double glazing. The ground floor comprises an entrance hall with office area, half cellar, a well-proportioned sitting room, and an impressive kitchen/dining room fitted with a new window and external door. Completing the ground floor is a utility room with WC.

To the first floor there are two double bedrooms, each featuring a well-appointed en suite.

Externally, the property enjoys a newly landscaped and fully enclosed rear garden, offering a paved seating terrace, lawned area, and timber store.

As part of the recent renovation works, the property has been fitted with EcoQuilt Expert insulation and a new boiler (installed January 2024).





ACCOMMODATION

ENTRANCE HALL / OFFICE

With part glazed entrance door, stairs rising to the first floor with office space beneath, feature radiator, tiled flooring.

HALF CELLAR

Providing an ideal storage space.

LOUNGE

4.03m x 3.53m (13'2" x 11'7")

With uPVC double glazed window to the front aspect, radiator and laminate flooring.

KITCHEN / DINER

3.05m x 3.62m (10'0" x 11'11")

With uPVC double glazed window to the side aspect and full glazed uPVC door to the rear with transom window over creating lots of natural light. The kitchen offers a modern range of eye and base level units with work surfacing over and inset stainless steel sink and drainer with high rise mixer tap over, space for slot-in gas cooker with extractor over, radiator, contemporary tiled splashbacks, tiled floor, space for upright fridge freezer and space for table and chairs.

UTILITY ROOM / WC

1.53m x 2.49m (5'0" x 8'2")

With uPVC obscure double glazed window to the side aspect, uPVC part obscure glazed door to the side, a good range of storage units and work surface with inset circular stainless steel sink, space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired central heating boiler, electric radiator, extractor fan and tiled flooring.

FIRST FLOOR LANDING

A good sized landing with uPVC double glazed window to the side aspect affording plenty of natural light and loft hatch access.

BEDROOM ONE

3.12m x 3.46m (10'2" x 11'4")

Having uPVC double glazed window to the side aspect, fitted carpet, radiator and access to the bathroom.

BATHROOM

1.52m x 2.58m (4'11" x 8'6")

Having uPVC obscure double glazed window to the rear aspect, a comprehensive range of storage units incorporating countertop space with contemporary oval wash basin and concealed cistern WC., tiled splashback, a 'P' shaped panelled bath with shower over, glazed shower screen and mermaid boarding to walls, extractor fan, shaver point, tiled flooring, ladder style heated towel rail and electric wall heater.

BEDROOM TWO

2.80m 3.56m (9'2" x 11'8")

With uPVC double glazed window to the front aspect, built-in wardrobe, radiator and fitted carpet.

SHOWER ROOM

2.34m x 0.78m 2'6" x 7'8")

Having shower cubicle with mermaid boarding to walls, wash basin with vanity storage beneath and close coupled WC., tiled floor, extractor fan and heated towel rail.

OUTSIDE

There is a private fully enclosed rear garden with footpath to gated side access to the parking area, a wooden garden/bike store, a patio seating area, a lawned garden and outside lighting.

PARKING

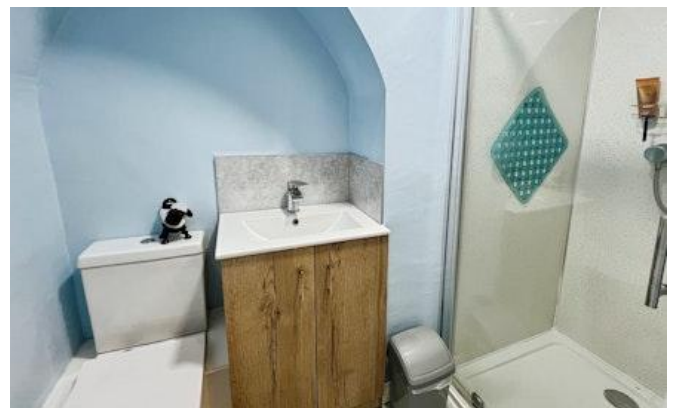
The current owner advises that off-road parking is available to the side of the property, as confirmed by the previous owner in a Statement of Truth.

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 passing the Sir Isaac Newton statue on the left and Sainsburys. At the traffic light junction take the right turn onto Springfield Road itself and continue along. The property is on the left-hand side just before the turning to Huntingtower Road.

GRANTHAM

Local amenities are available along Springfield Road including a bus service to town, Premier convenience store and Huntingtower primary school.

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.

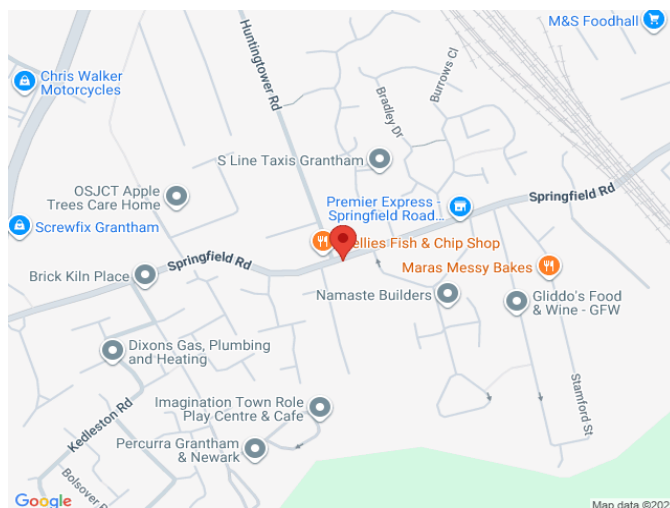
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The actual layout and appearance of the property may vary from the floorplan and no guarantee is given that the floorplan is an accurate representation of the property.



Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk