



3 Springfield Road,  
Grantham. NG31 7BL



**Guide price £135,000**

- Investment Buyers Only
- Modernised Inner Terraced House
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Bathroom
- Two First Floor Bedrooms
- Second Floor Bedroom
- Gas Central Heating
- Courtyard Garden
- Freehold - EPC: Rating D



A comfortable inner terraced cottage conveniently situated for a range of amenities. The modernised accommodation has been arranged over three floors and briefly comprises as follows: sitting room, inner hall, dining room, kitchen, rear lobby, ground floor bathroom and three bedrooms. There is gas fired central heating, uPVC double glazing and a courtyard garden to the rear. Viewing by appointment only.

## ACCOMMODATION

### SITTING ROOM

3.33m x 3.73m (10'11" x 12'2")

With uPVC entrance door and window to the front elevation, built-in meter cupboard and radiator.

### INNER HALL

1.69m x 3.33m (5'6" x 10'11")

With staircase off to the first floor accommodation, under stairs storage cupboard, radiator and heating thermostat.

### DINING ROOM

3.36m x 3.76m (11'0" x 12'4")

With uPVC double glazed window to the rear elevation, wall light points, radiator and coving.



## KITCHEN

2.1m x 3.35m (6'11" x 11'0")

Containing a range of matching units comprising base cupboards with working surfaces over and matching eye level cupboards, inset one and a half bowl stainless steel sink and drainer, integrated oven and hob with extractor over, space and plumbing for washing machine, tiled floor, spotlights, tiled splashbacks and uPVC double glazed window to the side elevation.

## REAR LOBBY

1.35m x 2.16m (4'5" x 7'1")

Having vinyl floor, external uPVC door and door to the bathroom.

## BATHROOM

1.75m x 2.13m (5'8" x 7'0")

With uPVC obscure double glazed window to the side aspect, a panelled bath with Triton electric shower over, pedestal washbasin and low level WC., tiling to wet areas, radiator and vinyl flooring.

## FIRST FLOOR LANDING

With staircase off to the second floor and coving.

## BEDROOM 1

3.35m x 3.76m (11'0" x 12'4")

With uPVC double glazed window to the front elevation, radiator, coving and laminate floor.

## BEDROOM 2

3.36m x 3.74m (11'0" x 12'4")

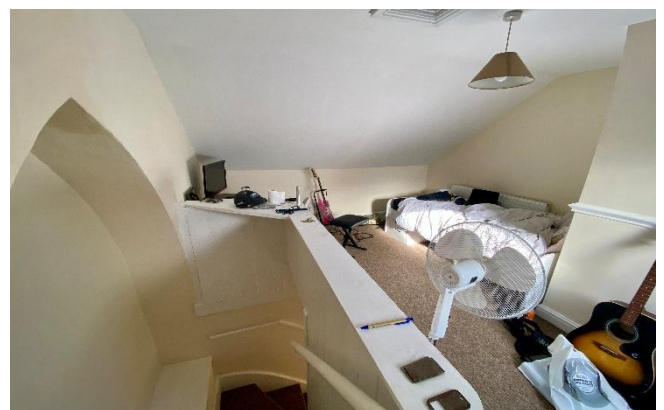
With uPVC double glazed window to the rear elevation and coving,

## SECOND FLOOR

### BEDROOM 3

3.44m x 5.04m (11'4" x 16'6") maximum measurements to include stair well.

Having Velux window to the rear, radiator and a built-in wardrobe cupboard.



## OUTSIDE

There is a courtyard style garden to the rear of the property and pedestrian access via a shared right-of-way.

## RIGHT-OF-WAY

There is a pedestrian right-of-way over the garden in favour of the neighbouring property.

## 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 after the turning for Victoria Street.

## GRANTHAM

Local amenities are available along Springfield Road including a bus service to town, Premier convenience store, fish & chip shop and Huntingtower primary school close by.

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 guidance 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. Made with Mapbox 02/25



## 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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