



40 Belton Grove,
Grantham. NG31 9HH



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****Guide Price £330,000 - £340,000****

- One Owner Detached House
- Delightful Riverside Setting
- Extended Family Accommodation
- Hall & Cloakroom
- Utility/Study
- Lounge & Dining Room
- Four Bedrooms
- Double Garage
- Freehold
- EPC: Rating B



A quietly situated modern detached house standing on a generous plot overlooking the River Witham and within walking distance of the town centre, local schools and Wyndham Park. The property has been a treasured family home occupied by the present owners since new and benefitting from a useful ground floor extension to provide an enlarged hall and a utility room/office. There is a well fitted kitchen, ground floor WC, lounge and dining rooms on the ground floor whilst the first floor comprises a master bedroom with a range of Hammonds fitted wardrobes, three further bedrooms and a family bathroom which also has a shower cubicle. Outside there is a very useful covered passage linking the house to a double garage. Gas fired central heating and replacement UPVC double glazing are installed. The generous outside space is a particular feature, fanning out to a wide river frontage whilst the south facing rear garden offers a good level of privacy and includes a well tended vegetable plot. Solar panels contribute to an excellent B Rated Energy Performance Certificate and modest running costs. Early viewing recommended.

The River Witham provides a wonderful outlook and abounds with wildlife including resident otters and birds. The Environment Agency have classified the property to be at a very low risk of flooding both from the river and surface water.





ACCOMMODATION

ENTRANCE HALL

With uPVC entrance door, staircase off to the first floor, under stairs storage cupboard, radiator and electric consumer unit.

CLOAKROOM

0.88m x 1.8m (2'11" x 5'11")

With uPVC obscure double glazed window to the front elevation, low level WC., pedestal wash basin and under stairs cupboard.

UTILITY/STUDY

1.76m x 2.68m (5'10" x 8'10")

With uPVC double glazed window facing to the side elevation and radiator. A versatile additional room which could be adapted to provide either a utility room or office space.

KITCHEN

2.5m x 4.6m (8'2" x 15'1")

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

DINING ROOM

2.93m x 3.87m (9'7" x 12'8")

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

LOUNGE

3.61m x 4.83m (11'10" x 15'10")

With uPVC double glazed window to the rear elevation, uPVC door to the garden, feature fireplace with fitted gas fire, radiator.

FIRST FLOOR LANDING

With pull-down ladder to roof space, built-in airing cupboard.

BEDROOM 1

2.79m x 3.52m (9'2" x 11'6") Measurements do not include depth of two sets of fitted wardrobes.

With two full width sets of Hammonds fitted wardrobes and dressing table. uPVC double glazed window to rear elevation and radiator.

BEDROOM 2

2.77m x 4m (9'1" x 13'1")

Having uPVC double glazed window to the rear elevation, radiator, fitted wardrobes and dressing table.

BEDROOM 3

2.75m x 3.21m (9'0" x 10'6") Maximum measurements including stairs bulkhead.

With uPVC double glazed window to the front aspect with views over the river and radiator.

BEDROOM 4

2.36m x 2.78m (7'8" x 9'1")

With uPVC double glazed window to the front elevation also with views over the river and radiator.

BATHROOM

1.87m x 2.24m (6'1" x 7'4")

Having uPVC obscure double glazed window to the front elevation, a white 4-piece suite comprising panelled bath, wash basin and low level WC., separate shower cubicle, fully tiled walls and radiator.

OUTSIDE

A block paved driveway leads to the garage and turning area. There is an extensive front garden which fans out to a wide river frontage and is laid generally to lawn with specimen trees and outside lighting. The rear garden enjoys a south facing aspect and comprises a patio, productive well tended vegetable garden, fruit trees, Clematis and rose bushes and good quality fencing to the boundaries. The main access roadway is shared with No.38.

COVERED SIDE PASSAGE

A metal gate leads into a useful covered area linking the house to the garage.

DOUBLE GARAGE

4.94m x 5.09m (16'2" x 16'8")

Having twin up-and-over doors, light and power connected.





FLOOD RISK ASSESSMENT

The Environment Agency gives information regarding long term flood risk. See <https://check-long-term-flood-risk.service.gov.uk/risk#>

The risk factor given for 40 Belton Grove is Very Low in respect of both surface water and river/water courses.

SERVICES ETC.

Mains water, gas, electricity and drainage are connected. The property has gas fired radiator central heating. It also has the benefit of having cavity wall insulation.

SOLAR PANELS

There are 12 solar panels fitted to the rear roof of the property. This is an owned system.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue onto Watergate following the one way system turning right onto Broad Street and left onto Brook Street. At the Manthorpe Road traffic lights bear right onto Belton Lane, left onto Belton Grove. Take the second right turn and the property is at the end.

GRANTHAM

There are local amenities on Harrowby Lane offering Tesco Express, newsagents etc., and a local bus service to town runs along Belton Lane. Wyndham Park and Wyndham Park Nursery School are within a walk away.

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

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.

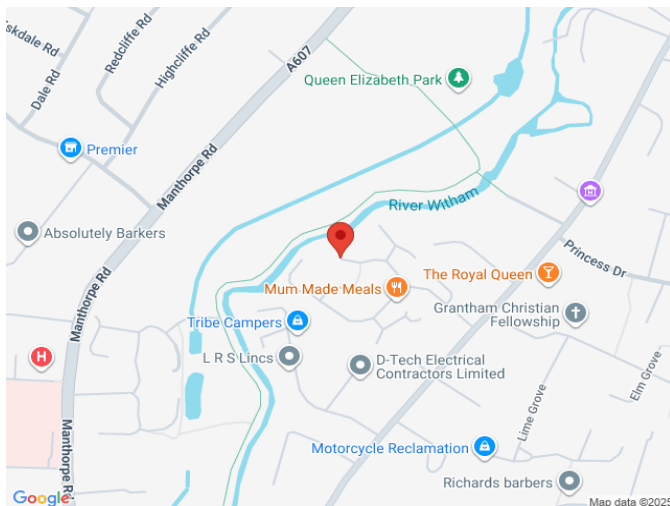
All services and appliances have not and will not be tested.



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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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.

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



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