



33 Hillingford Way,
Grantham. NG31 7PL



Guide Price £170,000 to £175,000

- Semi-Detached
- Open Plan Lounge / Dining Room
- Kitchen + Pantry Cupboard
- Three Bedrooms (2 Doubles)
- Shower Room
- Enclosed Rear Garden
- Off-road Parking
- Popular Residential Location
- Ideal FTB / Investment
- Freehold - EPC Rating D



We are pleased to present this well proportioned three bedroom semi-detached home on Hillingford Way, offering an excellent opportunity for first time buyers and investors alike. The property benefits from a shared driveway and off road parking, a private enclosed garden, and is within walking distance of the town centre and a wide range of local amenities. The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen with pantry cupboard, two double bedrooms, a single bedroom, and a shower room. Early viewing is highly recommended. Call now to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL

1.73m x 1.85m (5'8" x 6'1")

With part glazed entrance door and side panel, uPVC double glazed window to the side aspect, stairs rising to the first floor landing and radiator.

LOUNGE

3.42m x 4.8m (11'2" x 15'8")

Having uPVC double glazed bow window to the front aspect, archway to the dining room, radiator with cover, wall lights, fireplace with coal effect gas fire within.



DINING ROOM

2.22m x 2.64m (7'4" x 8'8")

With uPVC double glazed French doors to the garden with full height uPVC double glazed side panels and windows, radiator and open to the kitchen.

KITCHEN

2.37m x 2.57m (7'10" x 8'5")

A fitted kitchen with eye and base level units, space for slot-in electric cooker with pull-out extractor over, work surfacing with inset sink and drainer, wall mounted gas fired central heating boiler, space and plumbing for washing machine, tiling to walls, space for upright fridge freezer, uPVC double glazed window to the rear and an under stairs pantry cupboard.

FIRST FLOOR LANDING

With airing cupboard and loft hatch access.

BEDROOM 1

2.66m x 3.98m (8'8" x 13'1")

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

BEDROOM 2

2.66m x 3.45m (8'8" x 11'4")

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

BEDROOM 3

1.98m x 2.83m (6'6" x 9'4")

With uPVC double glazed window to the side and radiator.

SHOWER ROOM

1.96m x 1.66m (6'5" x 5'5")

Having uPVC obscure double glazed window to the rear aspect,

OUTSIDE

There is a block paved frontage providing off-road parking. At the rear there is a low maintenance garden with established shrubs, cold water tap, fencing to the boundaries and gate through to the shared driveway.



SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street follow the road south taking the right turn at the traffic lights onto Wharf Road (A52). Follow the signs for the A52, under the railway bridge onto Dysart Road and take the left turn onto Goodliff Road. Take the right turn onto Hillingford Way and follow the road where the property is on the left.

GRANTHAM

There is a Premier convenience store on the corner of Goodliff Road/Hillingford Way and a bus service to town runs along Goodliff Road. Further local amenities are also available on Dysart Road. 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.

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.

PROBATE

Please note that the sale of the property is subject to obtaining a Grant of Probate, which has been applied for.



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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