



42 Castlegate,
Grantham. NG31 6SS



£300,000

- Unique Period Home
- Character Features Throughout
- Walking Distance to Amenities
- Views Over National Trust Paddock
- Well Presented Accommodation
- Two Reception Rooms
- Three Double Bedrooms
- Single Garage With Electric Door
- Generous Rear Garden
- Freehold - EPC Rating E



Situated in the heart of Grantham, this attractive and characterful period home offers a rare opportunity to acquire a property of this style within such a central and highly regarded location. Enjoying spacious accommodation throughout, the property is ideally positioned within walking distance of Grantham's full range of amenities, while also benefitting from delightful views over open paddock land owned by the National Trust at Grantham House, along with the historic St Wulfram's Church.

The accommodation briefly comprises an inviting entrance hall featuring an original exposed mosaic floor, a cloakroom with space and plumbing for a washing machine, and a well-proportioned family room with a wooden sash window and an open feature fireplace. The lounge enjoys views over the rear garden through a wooden sash window and also features an open fireplace, while the breakfast kitchen provides generous space for everyday family living.

To the first floor, the landing offers an airing cupboard and access to three bedrooms, two of which retain feature exposed fireplaces. The family bathroom is fitted with a P-shaped bath with mains-fed shower over, low-level WC, wash hand basin and a rear-facing window.

Externally, the property is particularly noteworthy for its rare inclusion of a single garage providing off-road parking, a highly sought-after feature for a home of this type and location. The enclosed rear garden has been beautifully maintained, enjoys a desirable south-westerly aspect, and includes a detached outbuilding currently used as a workshop.

Overall, this is a unique opportunity to purchase a traditional home combining character, convenience, green outlooks and parking in one of Grantham's most central positions.





Note

The property has many original features to include some wooden sliding sash windows, attractive fireplaces, ceiling cornicing and mosaic tiled flooring to the entrance hall.

ACCOMMODATION

ENTRANCE HALL

A long entrance hallway having entrance door with transom window over, original mosaic tiled flooring, coving, stairs rising to the first floor and radiator.

LOUNGE

3.36m x 4.38m (11'0" x 14'5")

With original wooden sliding sash window to the front, a feature period fireplace, carpet, radiator.

CLOAKROOM / UTILITY

1.96m x 1.8m (6'5" x 5'11")

With original wooden sliding sash window to the side, WC., wash basin with vanity storage below, space and plumbing for washing machine, radiator, vinyl flooring, tiling to walls and extractor fan.

FAMILY ROOM

4.39m x 3.39m (14'5" x 11'1")

With original wooden sliding sash window to the rear aspect overlooking the garden, a period working fireplace, carpet and radiator.

KITCHEN / DINER

6.49m x 3.36m (21'4" x 11'0")

A spacious room with two uPVC double glazed windows to the side aspect and one to the rear, uPVC half glazed door to the side, fitted kitchen with a range of eye and base level units, work surfacing with inset stainless steel one and a half bowl sink and drainer; central island with storage beneath, breakfast bar seating area and inset gas hob with chimney style extractor over, integrated electric oven, space and plumbing for dishwasher, space for upright fridge freezer, radiator, wall mounted central heating boiler and laminate flooring.

FIRST FLOOR LANDING

With window to the side aspect, storage cupboards, radiator, carpet.

BEDROOM ONE

3.41m x 3.95m (11'2" x 13'0")

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

BEDROOM TWO

3.3m x 3.64m (10'10" x 11'11")

With window to the front aspect, radiator, carpet and fireplace.

BEDROOM THREE

3.63m x 2.27m (11'11" x 7'5")

Having window to the front aspect, carpet and radiator.

FAMILY BATHROOM

1.67m x 3.23m (5'6" x 10'7")

With obscure window to the rear aspect, 'P' shaped panelled bath with shower and glazed screen over, low level WC., full tiling to wet areas, vinyl flooring, radiator and a fully tiled area with pedestal wash basin and shaver point.

OUTSIDE

There is a fully enclosed garden with views over Redcross Paddock (National Trust paddock area). It is mainly laid to lawn with mature trees and shrubs and a WORKSHOP with door and window to the side.

SINGLE GARAGE

With electric up-and-over door and window and door to the side.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.





DIRECTIONS

From High Street continue onto Watergate following the one way system turning right onto Broad Street and left onto Brook Street. At the traffic lights adjacent to the King's School turn right onto Castlegate itself (one way street) and the property is on the left just past the turning for Redcross Street.

GRANTHAM

The property is within easy walking distance of the town centre, local schools and Wyndham Park. There is a bus service along Brook Street, a short walk away, with local services as well as buses to Lincoln and Sleaford. 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.



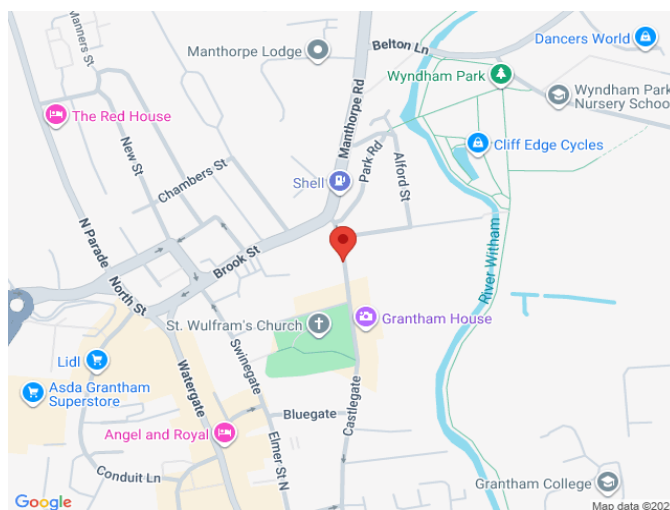
Floorplan

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1367sq.ft. (127.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown hereon are not intended and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell
 68 High Street, Grantham, Lincs. NG31 6NR
 01476 591900
grantham@newtonfallowell.co.uk