



6 Ash Grove,
Grantham. NG31 9QE



£195,000

- Spacious Semi-Detached Home
- Well-Presented Throughout
- Three Generous Bedrooms
- Open-plan Kitchen Diner
- Conservatory
- Recently Installed Worcester Boiler
- Large Garden, Garage
- Driveway Parking
- Popular Residential Location
- Freehold - EPC: Rating to be assessed



Situated in a quiet cul-de-sac and occupying a generous plot, stands this well-presented semi-detached family home. The property boasts close proximity to good local amenities and schools! The accommodation comprises of entrance hall, kitchen/diner, lounge, conservatory, three bedrooms and a family bathroom. The accommodation also benefits from uPVC double glazing and gas fired central heating. To the rear, there is a beautifully kept garden with a patio to enjoy the best of the British summer, a covered store area and garage. To the front of the property is ample driveway parking space. To avoid disappointment, call today to arrange your early internal inspection!

ACCOMMODATION

ENTRANCE HALL

Having part glazed uPVC entrance door with open storm porch covering over, stairs rising to the first floor, storage cupboard and radiator.

KITCHEN / DINER

5.45m x 4.1m (17'11" x 13'6")

With uPVC double glazed windows to the front and rear aspect, uPVC half obscure double glazed door to the side, base level cupboards and drawers, inset stainless steel sink and drainer, tiled splashbacks, space for slot-in gas cooker, space and plumbing for washing machine, room for fridge freezer, tiled flooring.





LOUNGE

5.82m x 2.84m (19'1" x 9'4")

With uPVC double glazed window to the front aspect, double doors to the conservatory, inset log burning stove, wall light and radiator.

CONSERVATORY

3.1m x 2.63m (10'2" x 8'7")

Of uPVC double glazed construction with a polycarbonate roof, having tiled flooring and power.

FIRST FLOOR LANDING

With uPVC double glazed window to the rear aspect, radiator and loft hatch access.

BEDROOM ONE

3.23m x 3.66m (10'7" x 12'0")

With uPVC double glazed window to the front aspect, wardrobes with storage cupboard, radiator.

BEDROOM TWO

3.16m x 2.9m (10'5" x 9'6")

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

BEDROOM THREE

2.47m x 2.25m (8'1" x 7'5")

With uPVC double glazed window to the rear aspect, built-in wardrobe/storage cupboard, wooden flooring and radiator.

FAMILY BATHROOM

1.69m x 1.59m (5'6" x 5'2")

Having uPVC obscure double glazed window to the rear aspect, panelled bath with mixer shower over, pedestal wash basin, tiled splashbacks, radiator, storage cupboard containing the heating boiler.

SEPARATE WC

With uPVC obscure double glazed window to the rear aspect and low level WC.

OUTSIDE

To the front there is a low maintenance garden with plentiful off-road parking and a concrete driveway which leads through timber gates to the garage at the foot of the garden. At the rear there is a good sized lawned garden with patio, access to the garage and a woodstore/storage area. The garden is fully enclosed and quite private.

GARAGE

A sectional garage with up-and-over door.

SERVICES

Mains water, gas, electricity and drainage are connected. The central heating system has also been recently replaced with a Worcester boiler and new radiators throughout.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Take the right turn at the Manthorpe Road traffic lights on to Belton Lane and continue along taking the right turn on to Princess Drive. Turn left onto Queensway following the road and then taking the left turn onto Ash Grove. The property is on the right-hand side.

GRANTHAM

The property is conveniently situated for easy access to town. There are excellent local amenities available along Harrowby Lane including doctor's surgery, Tesco Express and many others. A local bus service travels along Queensway. 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.

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.





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.

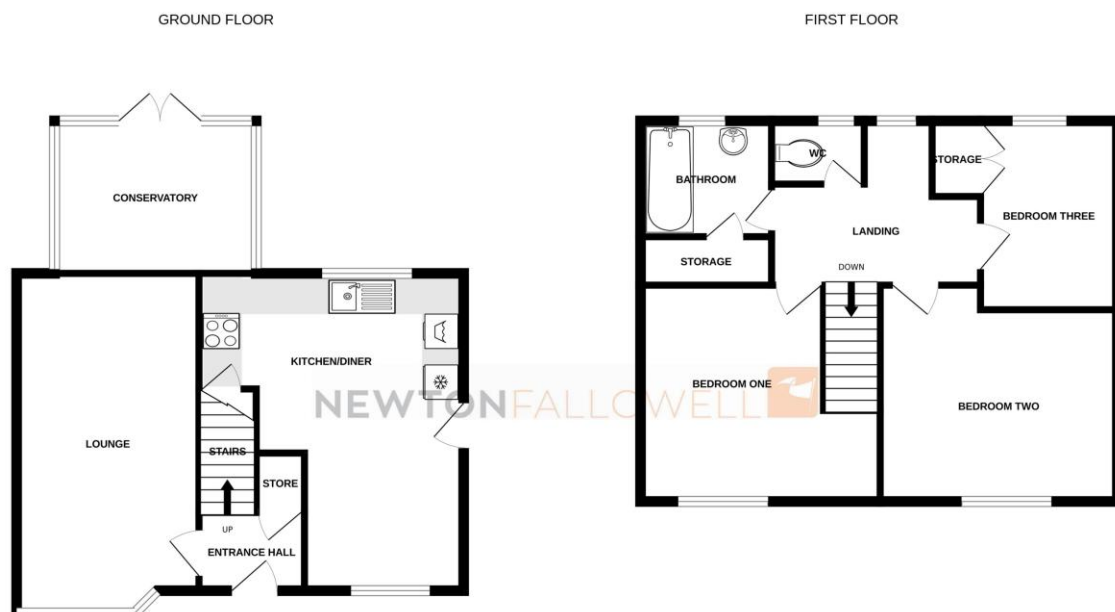
NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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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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