



124 Huntingtower Road,
Grantham. NG31 7AX



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Guide Price £250,000 to £255,000

- Established Home
- Well Presented Throughout
- Semi-detached
- Lounge
- Kitchen Diner
- Snug with Aga Wood Stove
- Downstairs Shower Room
- Three Bedrooms, Family Bathroom
- Attic Den/Hobbies Room
- Freehold - Energy Rating D



Superbly presented and well maintained EXTENDED Semi Detached Home that is well suited for a First Time Purchase and is also a short walk away from Grantham Train Station. The property, that has been loved by the current owner for just over 20 years, has accommodation that comprises Entrance Porch to Entrance Hall, Lounge with feature fireplace, Kitchen Diner with integral appliances with Snug Room which has an AGA wood burning stove perfect for those cosy winter evenings. There is also a shower room with WC on the ground floor. Upstairs you will find THREE well proportioned bedrooms and a modern family bathroom. The attic has been converted to a great space that could be used for either a hobbies room or a teenagers gaming room, this is accessed via a pull down loft ladder. To the rear there is a patio area and garden which is laid to lawn and enclosed by panel fencing and mature hedging. Internal viewing is highly recommended to not only appreciate the presentation of the property but also its size.

ACCOMMODATION

ENTRANCE PORCH

With attractive arched uPVC obscure double glazed double doors.

ENTRANCE HALL

With Parador Oak Montana laminate flooring, radiator, under stairs storage and stairs rising to the first floor.





SHOWER ROOM

With uPVC obscure double glazed window to the side aspect, shower cubicle with mains fed shower within, wash basin, low level WC., heated towel rail.

LOUNGE

4.02m x 4.30m into bay (13'2" x 14'1" into bay)

With uPVC double glazed bay window to the front aspect, Parador Oak Montana laminate flooring, radiator and Victorian style cast iron fireplace with decorative tile inserts.

KITCHEN DINER

2.90m x 5.70m (9'6" x 18'8")

With uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the garden, a range of base level cupboards and drawers with matching eye level units, work surfacing with inset stainless steel one and a half bowl sink and drainer with mixer tap over, 4-ring gas hob with electric oven beneath and stainless steel chimney style extractor over, integrated dishwasher, fridge and freezer, two Velux style windows creating a light and airy feel, down lighting, vertical radiator, metro style tiled splashbacks, under floor heating and wall mounted under floor heating control unit.

SNUG

3.19m x 3.70m (10'6" x 12'1")

Having open archway through to the dining area, AGA wood burning stove with Yorkshire slate hearth and oak beam over, Parador Oak Montana laminate flooring, useful built-in storage cupboards.

FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect, loft hatch access via drop-down ladder, smoke alarm.

BEDROOM 1

3.5m into recess x 3.7m (11'5" into recess x 12'1")

With uPVC double glazed window to the front aspect, feature tiled fireplace, radiator and Parador Oak Montana laminate flooring.

BEDROOM 2

3.50m x 3.70m (11'6" x 12'1")

With uPVC double glazed window to the rear aspect, feature fireplace and Parador Oak Montana laminate flooring.

BEDROOM 3

2.30m x 2.60m (7'6" x 8'6")

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

BATHROOM

1.90m x 2.20m (6'2" x 7'2")

With uPVC obscure double glazed window to the rear aspect, panelled bath with mains fed shower over and glazed screen, contemporary wash basin with vanity storage beneath, matching low level WC., heated towel radiator, tiled floor, fully tiled walls, down lighting and wall mounted gas fired boiler.

ATTIC ROOM

3.20m x 5.50m (10'6" x 18'0")

Having two Velux style windows, electric storage heater, power and lighting.

OUTSIDE

Double wrought iron gates lead through to a gravelled front garden providing off-road parking. A timber gate leads through to the rear garden.

At the rear there is a quite private garden with a patio area across the rear of the property, raised planted beds, a good sized lawn, gravelled seating area, garden shed and high fencing to the boundaries.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street proceed south passing Sainsburys on the left and turning right at the traffic lights onto Springfield Road. Take the right turn onto Huntingtower Road and the property is on the right-hand side. Alternatively, the property can also be accessed from Harlaxton Road (A607).





GRANTHAM

The property is a short walk from Huntingtower Community Primary Academy school and close to local amenities at either end of Huntingtower Road, to include fish and chip shop on Springfield Road and convenience store on Harlaxton Road. Bus routes run to town from both of these roads.

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 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.

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 £250 if you use their services.

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



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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