



Cowes Road, Grantham



**£140,000**

- Two Bed Terraced Home
- Attention First Time Buyers / Investors
- Close To Local Amenities
- Popular Residential Location
- Lounge, Dining Room + Kitchen
- Ample Storage Spaces
- Freehold
- EPC rating C





This cosy two-bedroom mid-terrace home is in a great spot, just a short distance from Grantham town centre. Inside, you'll find a comfortable lounge and dining area, a fitted kitchen, two good-sized bedrooms and a bathroom. There's also both front and rear gardens, perfect for enjoying a bit of outdoor space.

The property is close to primary and secondary schools and benefits from nearby supermarkets and retail stores for everyday convenience. With easy access to the A1 and A52, commuting is simple, and you're also close to popular local attractions such as Belton House, Burghley House in Stamford and Rutland Water, all within around a 30-minute drive.

## ACCOMMODATION

### ENTRANCE HALL

### LOUNGE

3.42m x 3.4m (11'2" x 11'2")

### DINING ROOM

3.43m x 3.41m (11'4" x 11'2")

### KITCHEN

2.88m x 2.44m (9'5" x 8'0")





## LANDING

### BEDROOM ONE

4.6m x 3.42m (15'1" x 11'2")

### BEDROOM TWO

2.75m x 3.43m (9'0" x 11'4")

### FAMILY BATHROOM

1.41m x 2.58m (4'7" x 8'6")

## EXTERIOR

### SERVICES

Mains gas, electricity, water and drainage are connected

### COUNCIL TAX

The property is in Council Tax Band A

## DIRECTIONS

From the High Street proceed south taking the right turn at the traffic lights on to Wharf Road (A52). Join the right-hand lane at the traffic lights still following the A52 on to Sankt Augustin Way and take the left turn under the railway bridge on to Dysart Road. Take the right turn on to Cowes Road and the property is on the right-hand side





## GRANTHAM

The property is within walking distance of local amenities, the town centre and railway station. 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.

## AGENTS 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

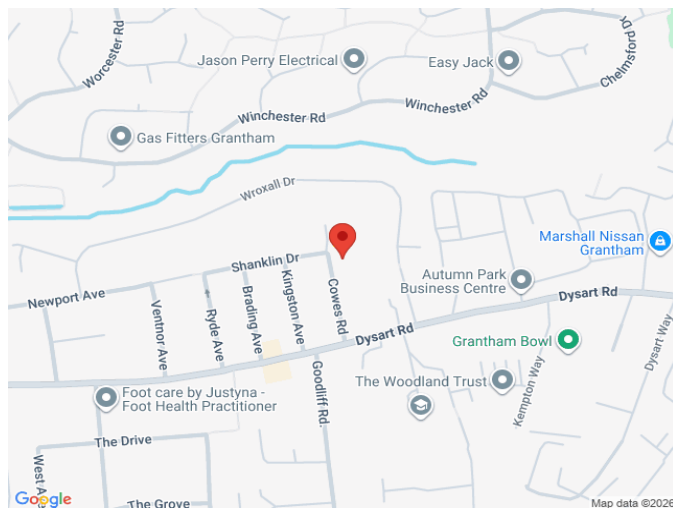
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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