



Grantham Road,
Whatton, NG13 9EW

 **NEWTON
FALLOWELL**

**Grantham Road,
Whatton, NG13 9EW
£475,000**

Offered to the market is this charming, Three Double Bedroom, Detached Cottage. Located in a secluded and tranquil setting with countryside views to the front and side elevations and filled with character including: exposed beams, cast iron stove, deep skirtings and open fireplace, blending seamlessly with contemporary additions including three en-suite shower/bathrooms and uPVC double glazing. Accommodation comprises: Entrance Porch, Living Room, Dining Room, Garden Room, Kitchen, Conservatory, Utility Room, Ground Floor Master Suite with Dressing Area and En-Suite, Two Double Bedrooms with En-Suites to the First Floor, Garage and Private Garden. EPC Rating – TBC. Council Tax Band – E. Freehold.

Entrance Porch

UPVC double glazed front door, uPVC double glazed windows to the side elevations, beamed ceiling and wooden and glazed door into Dining Room.



Dining Room

11'10" max x 11'4" max (3.63 max x 3.46 max)
UPVC double glazed window to the front elevation, beamed ceiling, feature cast iron period style stove and wooden latch and brace doors to the Breakfast Kitchen and Living Room.

Living Room

12'3" max x 19'10" max (3.75 max x 6.07 max)
UPVC double glazed window to the front elevation, television point, beamed ceiling under stairs storage cupboard, feature open fireplace and uPVC double glazed French doors to the Garden Room.

Garden Room

11'0" x 20'3" (3.36 x 6.19)
A beautiful addition to this property is this uPVC double glazed Garden Room with French doors leading out to the Garden.

Breakfast Kitchen

13'2" max x 20'6" max (4.03 max x 6.27 max)
Fitted with a good range of base units with work surface over, inset sink and drainer, built-in double electric fan assisted oven and grill, five ring gas hob run from Calor gas with extractor fan over, built-in cupboard and open shelving, stairs rising to the first floor, tiled flooring, beamed ceiling, two uPVC double glazed windows to the rear elevation, open through to Inner Hall and wooden and glazed door to the Conservatory.

Conservatory

5'6" x 17'1" (1.69 x 5.21)
Continuation of the tiled flooring and having uPVC double glazed windows and French doors to the front elevation.

Inner Hall

Wooden latch and brace doors to the Utility Room and Ground Floor Master Bedroom Suite.

Utility Room

10'0" max x 6'0" max (3.06 max x 1.85 max)
Ceramic Butler style sink, space and plumbing for washing machine, space for further appliances, floor mounted oil central heating boiler and uPVC double glazed window to the rear elevation.

Master Bedroom Suite

17'3" max x 21'2" max (5.28 max x 6.46 max)
This Ground Floor Master Bedroom Suite enjoys a vaulted beamed ceiling, dressing area, uPVC double glazed bay window to the side elevation and wooden latch and brace door to the En-Suite.

En-Suite

10'0" x 7'6" (3.05 x 2.29)
Fitted with a three piece suite comprising: W.C., wash basin and corner shower cubical and uPVC double glazed window to the rear elevation.

First Floor Landing

Wooden latch and brace doors to Bedrooms Two and Three.

Bedroom Two

10'0" x 12'0" (3.07 x 3.67)
UPVC double glazed window to the front elevation, built-in wardrobes and wooden latch and brace door to the En-Suite Bathroom.

En-Suite

6'2" x 10'4" (1.88 x 3.15)
Fitted with a three piece suite comprising: W.C., wash basin and panel bath with traditional styled mixer tap and uPVC double glazed window to the rear elevation.

Bedroom Three

11'3" x 11'7" (3.45 x 3.55)
UPVC double glazed window to the front elevation, built-in wardrobes and wooden latch and brace door to the En-Suite Shower Room.



En-Suite

5'11" x 8'6" (1.81 x 2.60)

Fitted with a three piece suite comprising: W.C., wash basin and corner shower cubical and uPVC double glazed window to the rear elevation.

Garage

17'10" x 12'2" (5.45 x 3.71)

Garage door to the front and wooden staircase leading to a mezzanine area ideal for storage.

Outside

there is a good sized private garden laid to lawn with mature planted trees, raised beds for vegetables, a sunken patio area ideal for entertaining and alfresco dining, gravel driveway providing off street parking for several vehicle and a further lawn area to the rear where the oil tank is located.

There are stunning countryside views to the front and side elevations.

Agents Note

This property has oil central heating, mains electric and water and a septic tank.

There is a right of easement to access this property over a farm track

There is broadband in the area and mobile phone signal.

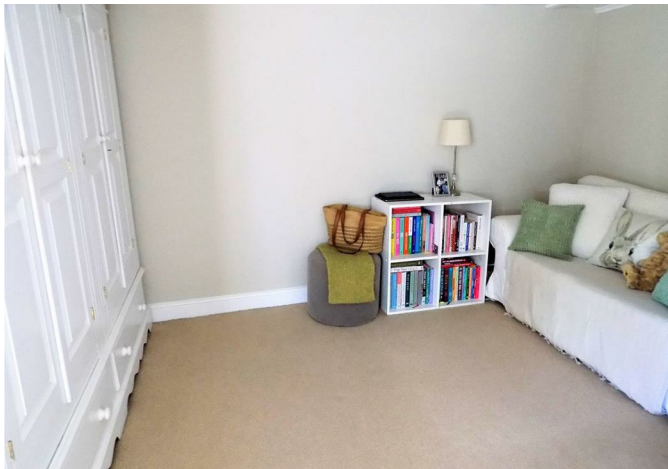
Very low risk of flooding from rivers and the sea and Very low risk of flooring from surface water:

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Money Laundering Regulations

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

Note





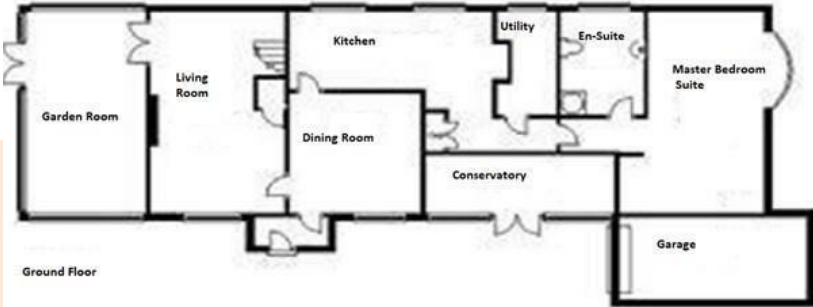
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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