

12e Elmer Street North, Grantham

Offers Over £118,500

NEWTON FALLOWELL

12e Elmer Street North

Grantham

Hidden gem town centre cottage a stones throw from shops. Tastefully modernised interior comprising lounge, spacious kitchen/dining room, walk-in pantry, double bedroom, ground floor bathroom. No onward chain.
Council Tax band: A

Tenure: Freehold

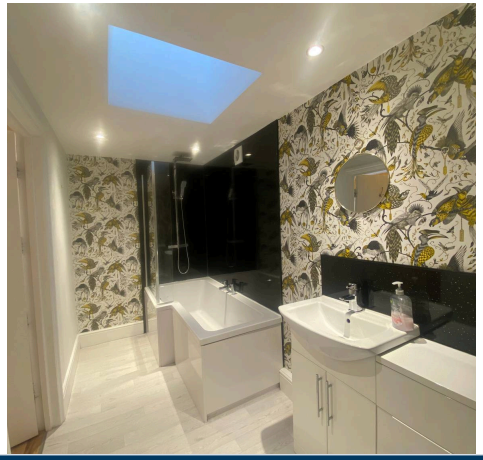
EPC Energy Efficiency Rating: D

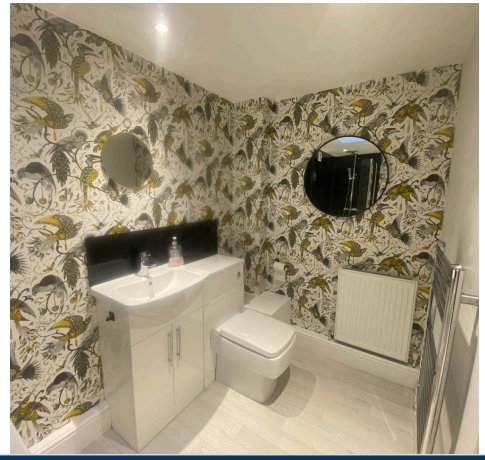
EPC Environmental Impact Rating: D

- Tucked Away Yet Central Position
- Comfortable and Characterful Accommodation
- Well Proportioned Living Room
- Spacious Kitchen/Dining Room
- Walk in Pantry/Utility
- Nicely Fitted Bathroom
- Large Double Bedroom
- Ideal First Purchase or Occasional Home
- No Onward Chain

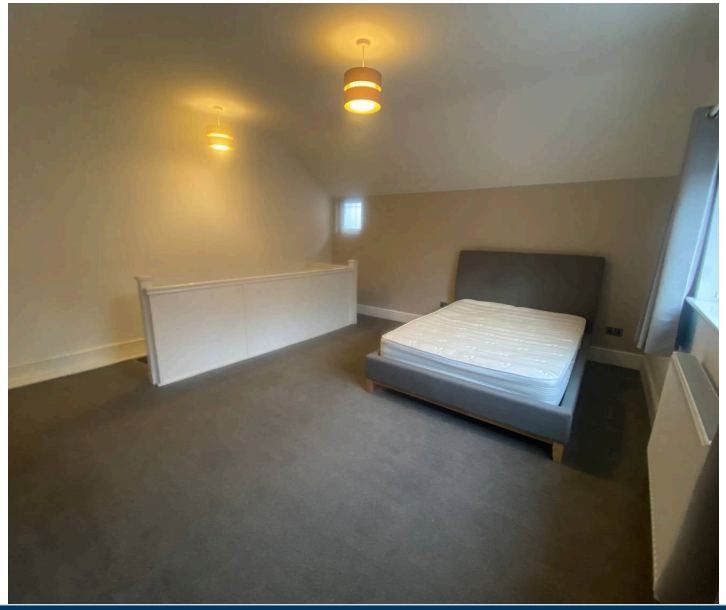














LOUNGE

14' 6" x 14' 0" (4.42m x 4.27m)

Wooden opaque half glazed entrance door, two upvc double glazed windows to front elevation and staircase off to first floor. Radiator and laminate floor. Three steps down to kitchen.

KITCHEN/DINING ROOM

15' 7" x 11' 0" (4.75m x 3.35m)

A good sized kitchen containing a range of fitted base cupboards with working surfaces over and eye level cupboards. Additional island cupboards with breakfast bar. Stainless steel sink and drainer, Bosch integrated oven and ceramic hob/cooker hood over. Ideal gas fired combination boiler and radiator. Wooden ledged entrance door from front and upvc window.

PANTRY

5' 0" x 3' 5" (1.53m x 1.05m)

A very useful walk in pantry/utility cupboard. Wood style flooring.

BATHROOM

11' 9" x 5' 3" (3.58m x 1.59m)

Refitted with a white suite comprising paneled shower bath with glazed screen and mermaid board surround, wash basin/vanity unit and low level WC with a concealed cistern. Velux type window to ceiling, extractor fan and radiator.

BEDROOM

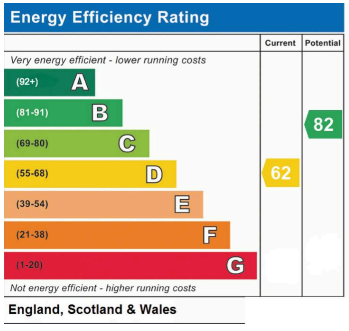
15' 0" x 15' 4" (4.56m x 4.68m)

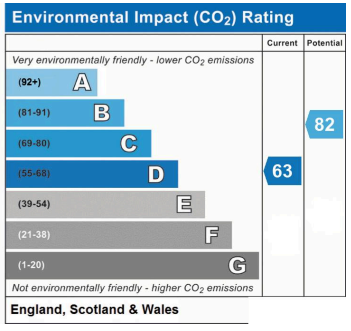
A generous double bedroom approached via a carpeted staircase from thew lounge. Upvc windows to front and side, and external door to roof. Radiator.

SERVICES

Mains gas, electricity, water and drainage are connected. Gas central heating is installed. We have not tested any of the services or appliances and prospective purchasers should rely on their own enquiries in this respect. As the property has been let in the past gas and electricity safety certificates may be available.









VIEWING

Viewing strictly by appointment through Newton Fallowell on 01476 591900 and grantham@newtonfallowell.co.uk

ANTI MONEY LAUNDERING CHECKS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

AGENTS NOTE

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.

COUNCIL TAX

The property is registered as Band A for Council Tax purposes.

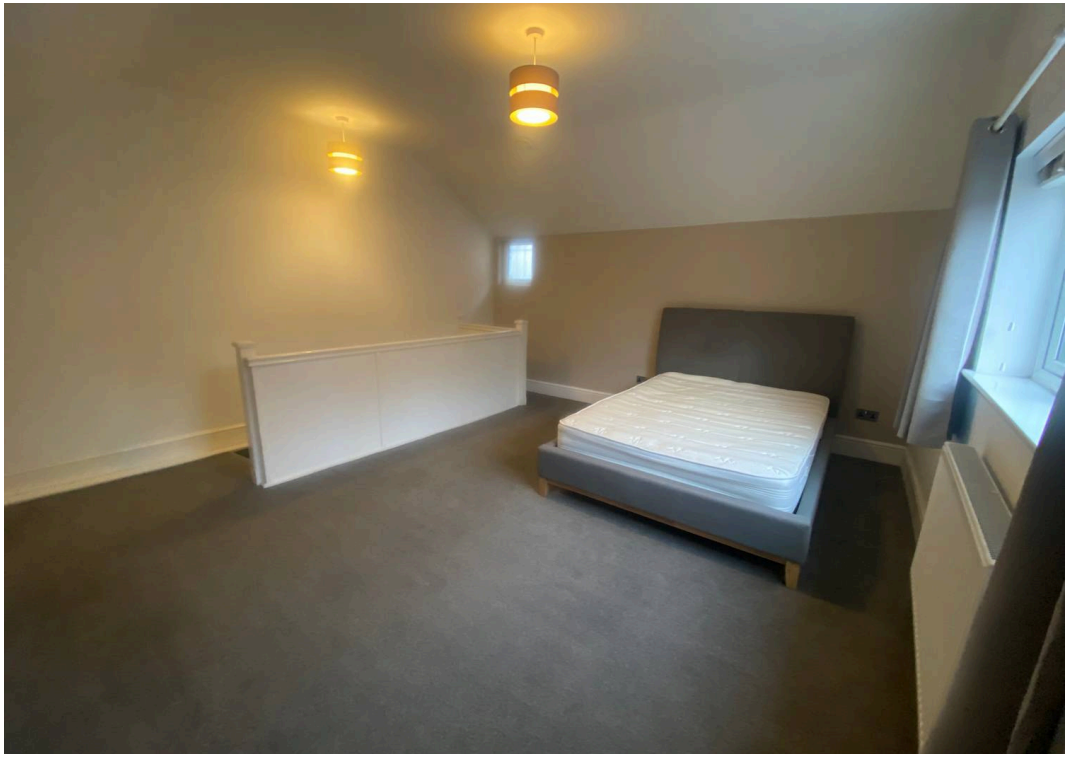
NOTE

Please note these are draft sales particulars and may be subject to correction/change.



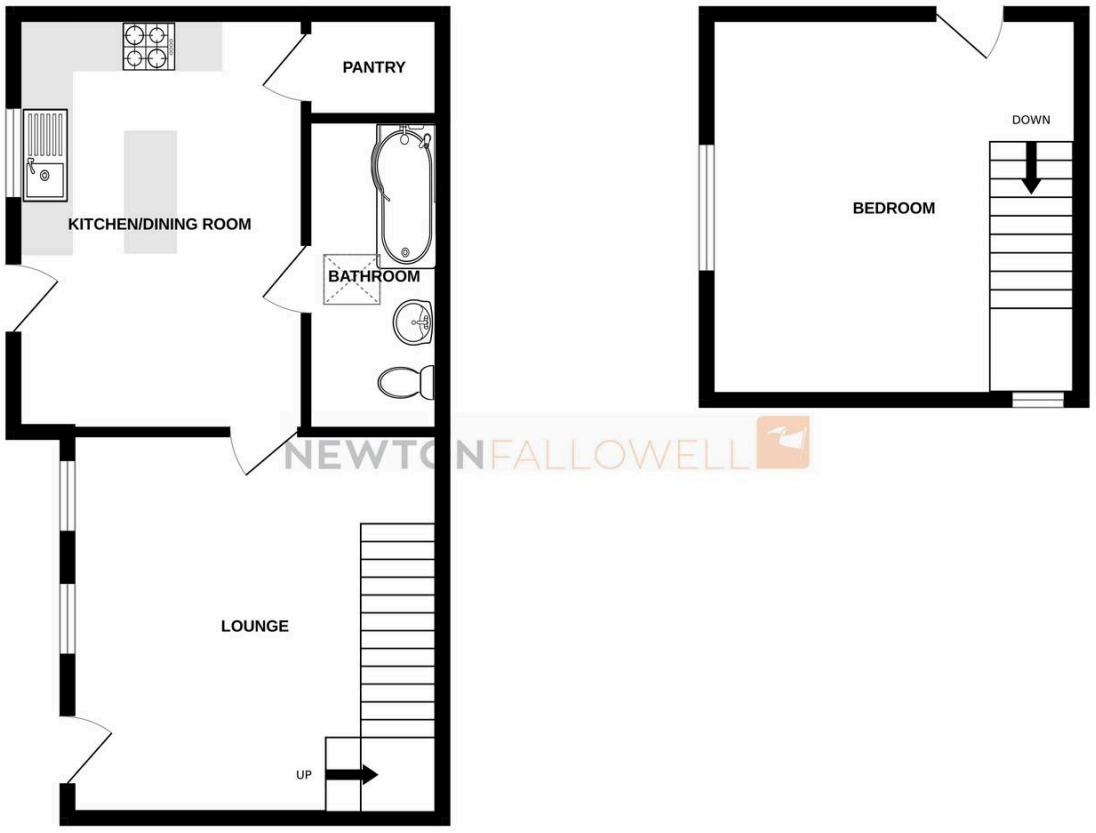






GROUND FLOOR

1ST FLOOR



NEWTONFALLOWELL

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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Newton Fallowell Grantham

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