



Gorse Road, Grantham



- Semi-Detached Bungalow
- No Onward Chain!
- Well-Presented Throughout
- Private Rear Garden
- Driveway Parking
- Versatile Living Space
- Freehold
- EPC rating D



A well-presented semi-detached bungalow situated in a sought-after, established location and ready for immediate occupancy. The accommodation includes an entrance hall, a spacious kitchen/breakfast room, utility room, comfortable lounge, and a dining room that could easily serve as a second bedroom. There is also a further double bedroom and a shower room. The property benefits from gas central heating and uPVC double glazing throughout. The front of the property offers driveway parking, while the rear boasts a generous, private south-west facing garden—ideal for enjoying the sun!

In addition, the home 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.

Offered with no onward chain, early viewing is highly recommended to avoid missing out!



GRANTHAM

The property is situated close to the town with all its amenities and the 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.



ACCOMMODATION

ENTRANCE HALL

LOUNGE

3.59m x 4.22m (11'10" x 13'10")

BEDROOM ONE

3.03m x 3.64m (9'11" x 11'11")

KITCHEN / BREAKFAST ROOM

3.66m x 3.3m (12'0" x 10'10")

UTILITY ROOM

1.36m x 3.32m (4'6" x 10'11")

DINING ROOM / BEDROOM TWO

3.63m x 3.59m (11'11" x 11'10")

SHOWER ROOM

1.62m x 2.64m (5'4" x 8'8")

EXTERIOR

COUNCIL TAX

The property is in Council Tax Band A.

SERVICES

Mains water, gas, electricity and drainage are connected.

CONSTRUCTION

Please note, this property is of non-standard construction.

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.

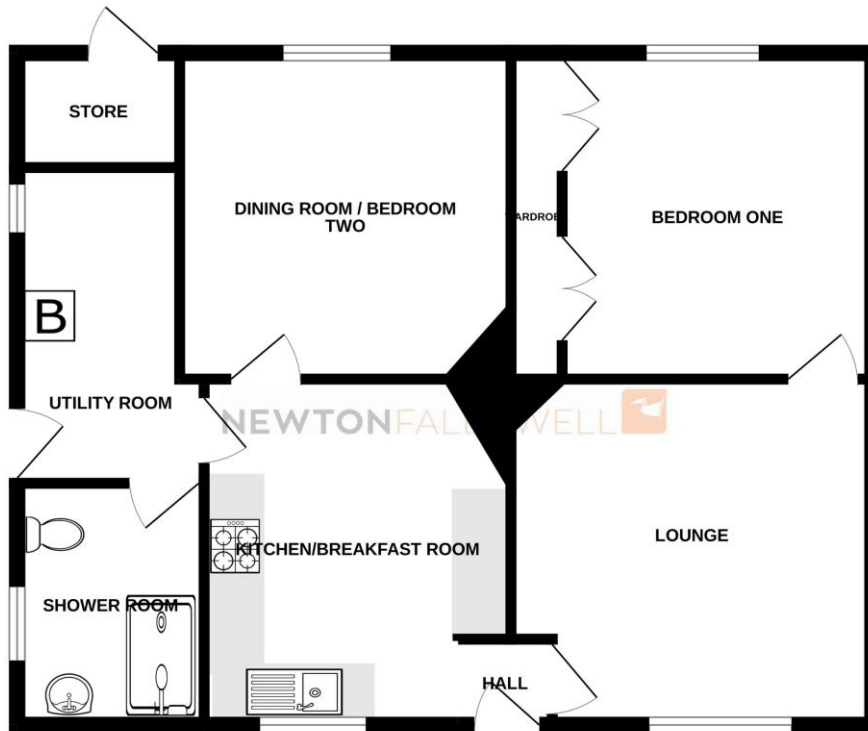
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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



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