



9 Eaton Court Vicarage Lane, Eaton

Guide Price £100,000

 **NEWTON FALLOWELL**

## 9 Eaton Court Vicarage Lane

Eaton, Grantham

Parking Arrangements: Allocated Off-Road Parking

Windows: Double Glazed

Heating: LPG central heating

Vendors Position: No Upward Chain

Garden Orientation: East

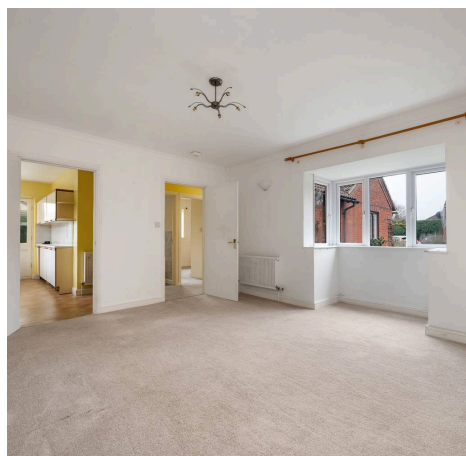
EPC Rating: D

Council Tax Band: B

Total Living Space: Approx 635 sq ft

Situated in the village of Eaton in the heart of the idyllic Vale of Belvoir is this two bedroom semi-detached bungalow built exclusively for the over 60's. Offered for sale with no upward chain and in need of some updating, the accommodation comprises in brief, entrance hall, living room, kitchen, conservatory, two bedrooms and a shower room. There are communal grounds and allocated parking in the car park adjacent to the bungalow with a private paved rear garden. (No pets are allowed on the complex except service dogs).

Accessed via a double glazed door into the entrance hall having a useful cloaks cupboard and loft access. The living room has a 'walk-in' square bay window to the front aspect, radiator, TV point, wall lights, electric storage heater and door leading through to the galley style kitchen having wall and base units, roll top work surfaces, sink and drainer, integrated electric oven and gas hob (LPG), space and plumbing for a washing machine, wall mounted Worcester central heating boiler, double glazed window to the rear aspect and part glazed door through to the conservatory. A nice addition to the property with dwarf brick wall, double glazed windows, apex roof and French doors opening on to the enclosed paved garden. From the hallway are doors off to two bedrooms and a shower room having a three piece suite comprising a low flush WC, wash hand basin and a double shower cubicle, electric storage heater and tiled





### Entrance Hall

### Lounge/Diner

14' 8" x 13' 7" (4.48m x 4.14m)

### Kitchen

14' 2" x 6' 1" (4.31m x 1.86m)

### Conservatory

11' 4" x 7' 5" (3.45m x 2.26m)

### Bedroom One

9' 1" x 11' 9" (2.78m x 3.58m)

### Bedroom Two

8' 10" x 7' 7" (2.68m x 2.30m)

### Shower Room

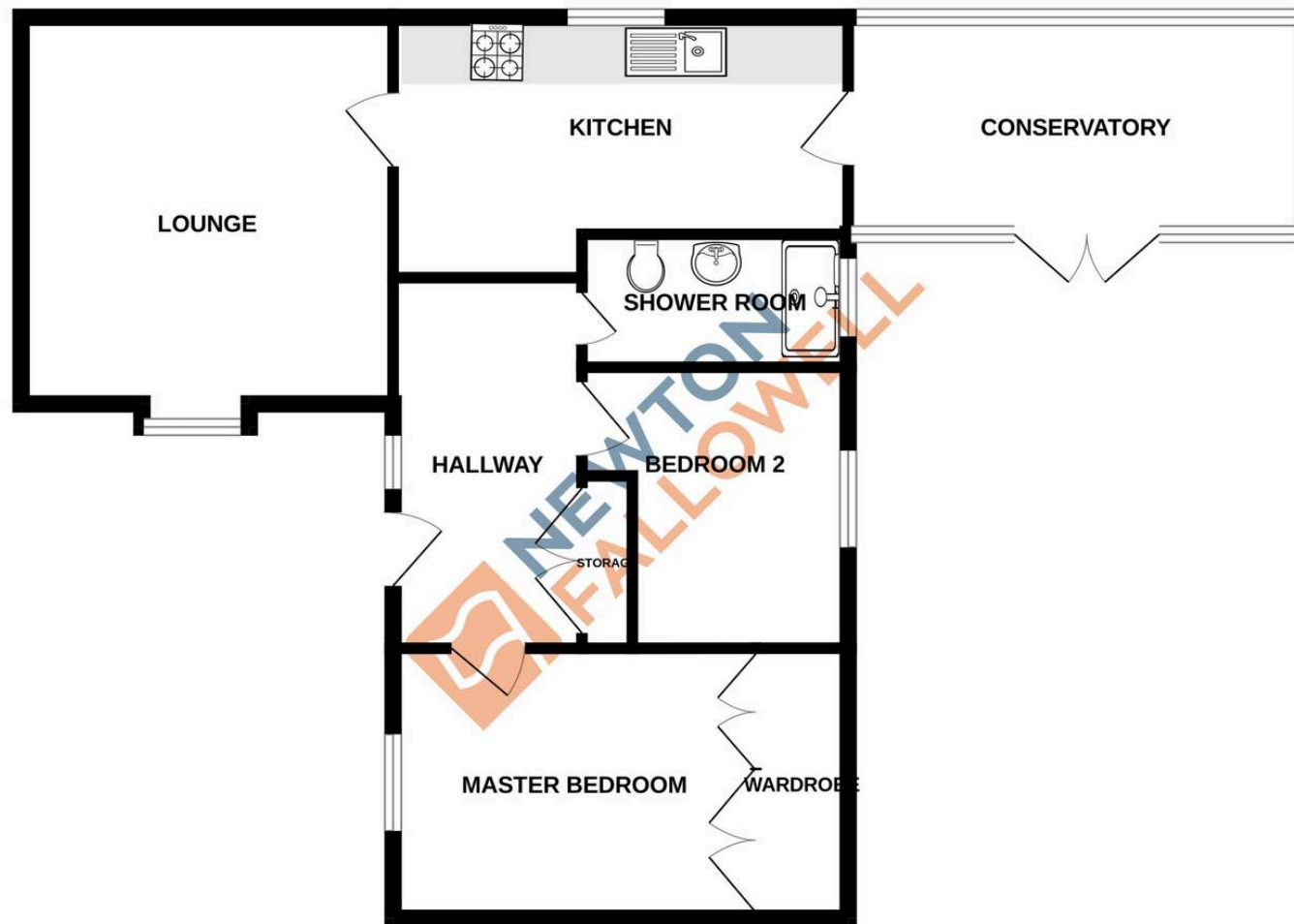
5' 5" x 8' 9" (1.64m x 2.66m)

EPC Rating: D

Council Tax Band: B



## GROUND FLOOR



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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