



17 Manchester Way, Grantham

Guide Price £192,500 - £195,000

 **NEWTON FALLOWELL**

17 Manchester Way

Grantham, Grantham

Modern detached 2-bed bungalow in Barrowby Gate with driveway, garage, west-facing garden. Recently redecorated. No onward chain. Includes kitchen, living room, conservatory, shower room.

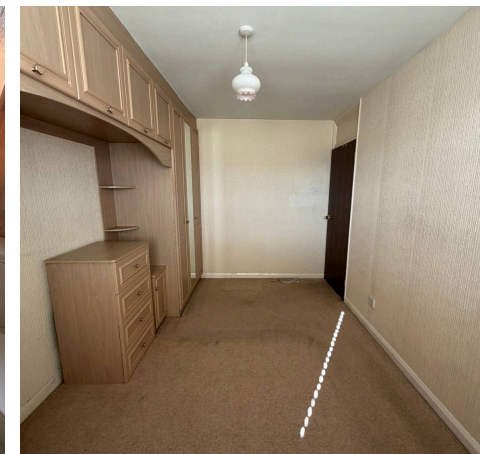
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Bungalow
- Conservatory
- Popular Barrowby Gate Area
- Two Bedrooms
- Some Scope for Improvement
- Shower Room/WC
- Modern Kitchen
- Garage, Driveway and West Facing Garden and Gardens
- Lounge/Dining Room
- EPC D





ENTRANCE HALL

Having double glazed entrance door from side elevation, built-in cloaks cupboard and separate linen cupboard with electric heating element, central heating thermostat and loft hatch to roof space.

KITCHEN

7' 3" x 9' 3" (2.20m x 2.81m)

Fitted with a range of modern units comprising base cupboards with working surfaces over and matching eye level cupboards, inset stainless steel sink and drainer, oven, hob and extractor hood, tiled splashbacks, tiled floor, uPVC double glazed window to rear and wall mounted gas fired combination boiler.

LIVING ROOM

10' 4" x 17' 1" (3.15m x 5.21m)

A spacious living room with uPVC double glazed sliding patio door to the conservatory, feature brick fireplace with quarry tiled hearth and fitted gas fire, coving, two radiators and new fitted carpet.

CONSERVATORY

7' 10" x 9' 2" (2.40m x 2.79m)

Of brick and uPVC construction, quarry tiled windowsills and uPVC double glazed French doors to the garden.

BEDROOM 1

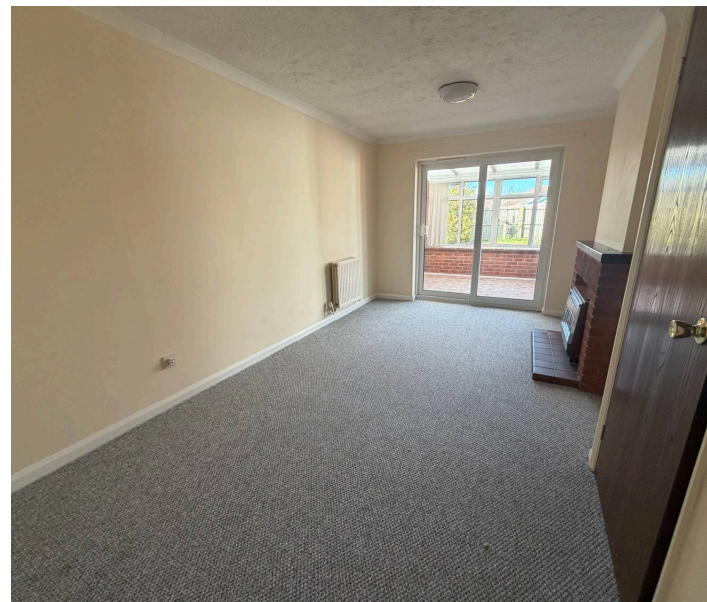
8' 6" x 13' 1" (2.60m x 3.99m)

Having uPVC double glazed window to the front elevation, a range of fitted wardrobes, drawers and top cupboards and radiator.

BEDROOM 2

9' 4" x 10' 2" (2.84m x 3.10m)

Having uPVC double glazed window to the front aspect, fitted wardrobes and drawers and radiator.





SHOWER ROOM/WC

6' 1" x 7' 2" (1.86m x 2.18m)

Containing a white suite comprising shower cubicle with Heatstore electric shower within, wash basin with cupboard below and low level WC., tiled floor, heated towel rail, fully tiled walls, mirror and uPVC obscure double glazed window to the side aspect.

OUTSIDE

The property stands behind an open-plan front garden which is laid to lawn with shrubs and a tarmac driveway provides ample parking space. The rear garden is west facing and includes a paved patio and lawns.

GARAGE

9' 6" x 17' 5" (2.90m x 5.30m)

A brick garage with up-and-over door, light and power and a workbench.

DIRECTIONS

From High Street continue onto Watergate turning left at the traffic lights and proceeding over the roundabout adjacent to Asda onto Barrowby Road (A52). Take the left turn at the roundabout onto Barrowby Gate, right onto Gloucester Road, right onto Leicester Grove and left onto Manchester Way. Bear left again and the property is on the right-hand side.





AGENT'S NOTE

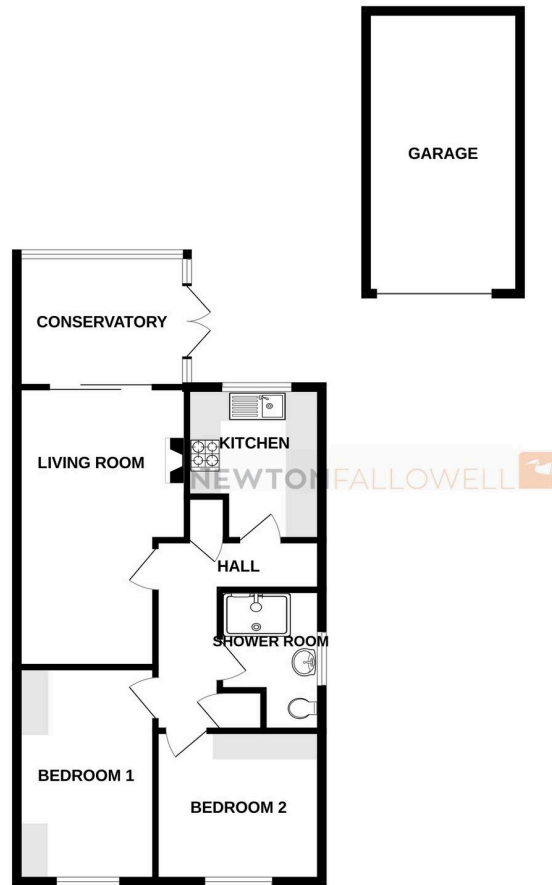
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NOTE

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.



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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