



Thorneydene Gardens, Grantham



- Four Generous Bedrooms
- Cul-De-Sac Location
- Close To Local Amenities
- Driveway + Garage
- Spacious Lounge / Diner
- Private Rear Garden
- Freehold
- EPC rating C



This well-presented four-bedroom townhouse offers an excellent opportunity for both owner-occupiers and investors alike. Occupying a pleasant cul-de-sac position, the property is ideally suited to professionals seeking convenient access to key transport links. The accommodation is arranged over three contemporary storeys and benefits from a private west-facing garden, single garage and off-street parking.

The ground floor comprises a fitted kitchen, a spacious open-plan lounge/dining area with a large under-stair storage cupboard, conservatory and a cloakroom/WC. The first floor provides two well-proportioned double bedrooms and a generous family bathroom, while the second floor is dedicated to the principal bedroom suite with en-suite shower room, together with a fourth single bedroom.

Externally, the fully enclosed west-facing rear garden features a combination of lawn and raised decking, with gated access leading directly to the single garage and parking space beyond. The front elevation is attractively softened by established shrubs and greenery. The property further benefits from gas central heating, full uPVC double glazing and access to high-speed broadband.





Thorneydene Gardens is ideally positioned for access to both the A1 and A52, located just beyond the highly regarded Barrowby Gate residential area on the outskirts of Grantham. The locality benefits from a convenience store, local amenities and a regular bus service into the town centre. Grantham itself is a historic market town with excellent transport connections, including the East Coast Main Line providing direct services to London King's Cross in approximately 70 minutes. The town offers a wide range of shopping, leisure and educational facilities, including well-regarded primary and secondary schools, and both boys' and girls' grammar schools.

GRANTHAM

The property is within close proximity to local amenities and also within walking distance of the town centre.

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 from 60 minutes, Newark in 14 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

KITCHEN

2.48m x 3.3m (8'1" x 10'10")

LOUNGE / DINER

4.67m x 4.3m (15'4" x 14'1")

CONSERVATORY

3.85m x 2.28m (12'7" x 7'6")

CLOAKROOM

0.89m x 1.8m (2'11" x 5'11")

FIRST FLOOR LANDING

BEDROOM TWO

4.68m x 2.74m (15'5" x 9'0")

BEDROOM THREE

4.03m x 2.7m (13'2" x 8'11")

FAMILY BATHROOM

2.67m x 2.03m (8'10" x 6'8")

SECOND FLOOR LANDING

BEDROOM FOUR

2.76m x 2.18m (9'1" x 7'2")

BEDROOM ONE

3.54m x 4.68m (11'7" x 15'5")

EN-SUITE

1.78m x 2.2m (5'10" x 7'2")

EXTERIOR





GARAGE

With lighting and electricity connected.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band F.

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.

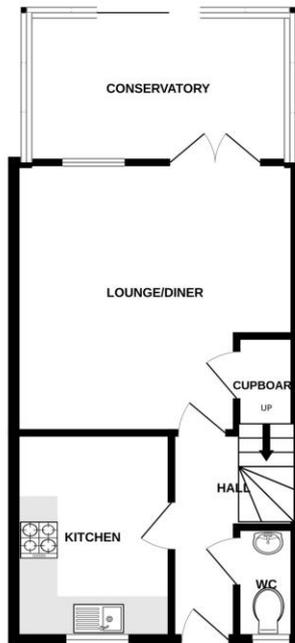
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services.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

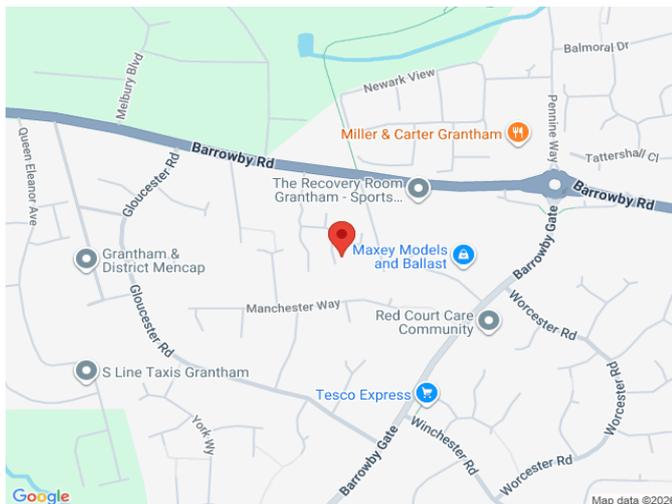
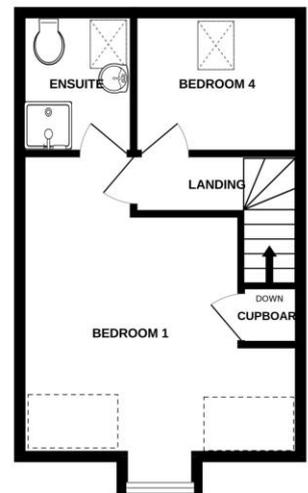
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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