



 **NEWTON**

49 Edward Street, GRANTHAM
£170,000

 **NEWTON FALLOWELL**

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GRANTHAM, Grantham

Spacious three-storey mid-terrace near Grantham centre. Features period details, modern kitchen, three bedrooms, principal suite, two baths, lounge, dining room, and downstairs W.C.

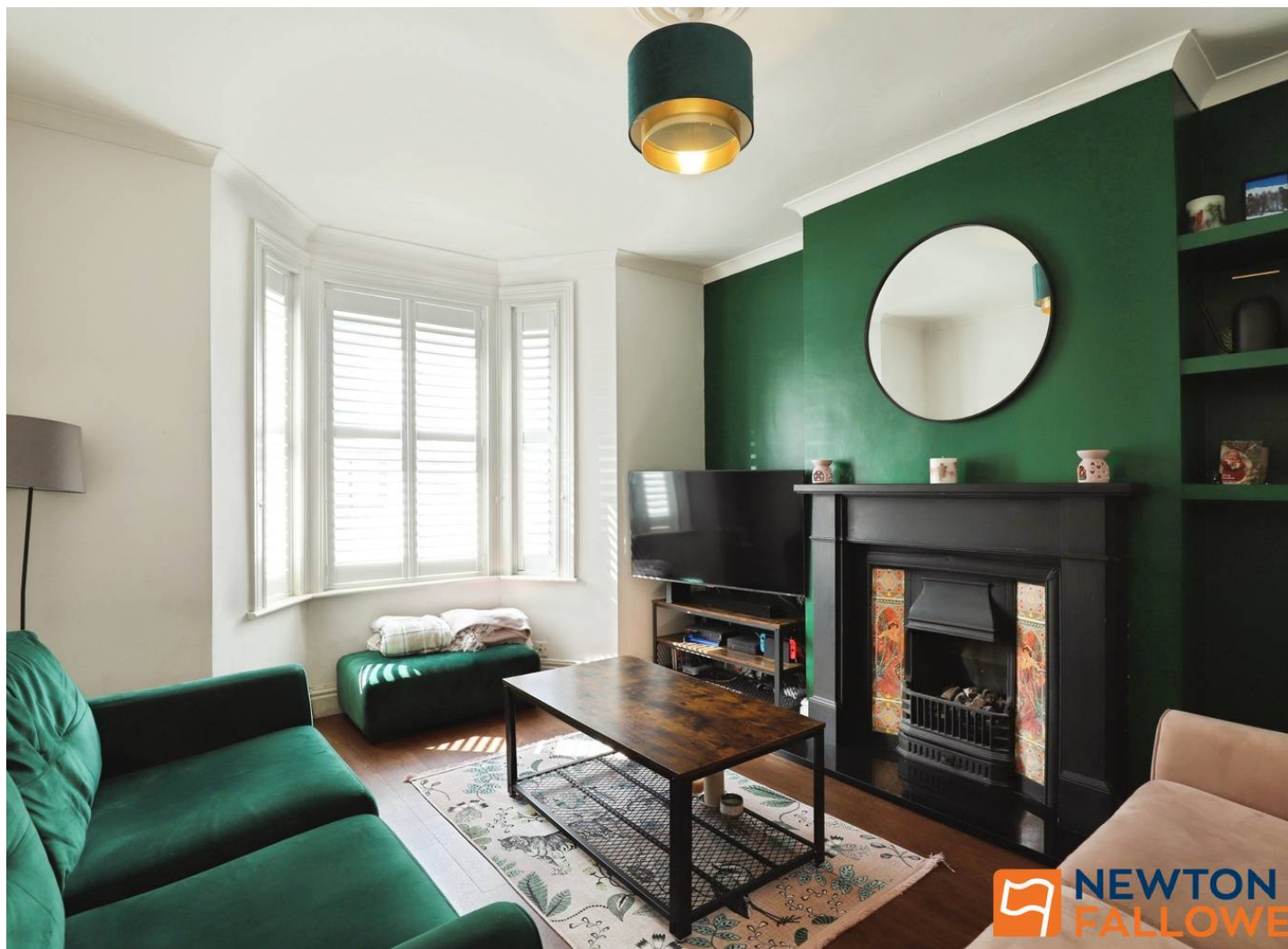
Council Tax band: A

Tenure: Freehold

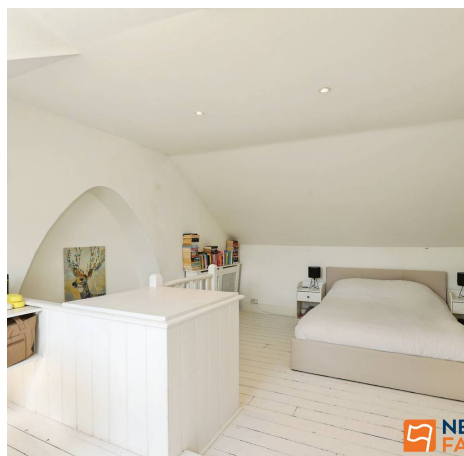
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

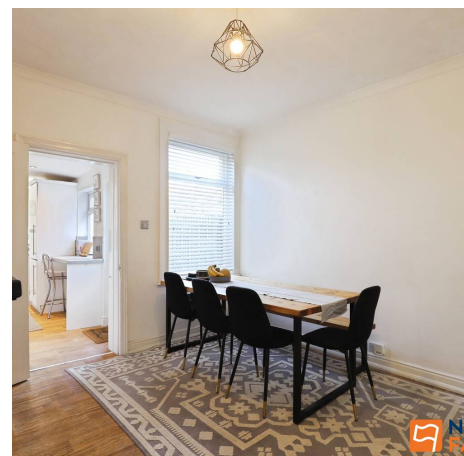
- Mid-Terraced Character Home
- Over 1,200 Square Foot Of Accommodation
- Immaculately Presented Throughout
- Charming Period Features
- Spacious Dining Room Leading To The Kitchen
- Convenient Ground-Floor W.C
- Stunning Master Bedroom Suite
- Close to Local Amenities
- Low-Maintenance Rear Garden
- Three Bedrooms & Two Reception Rooms



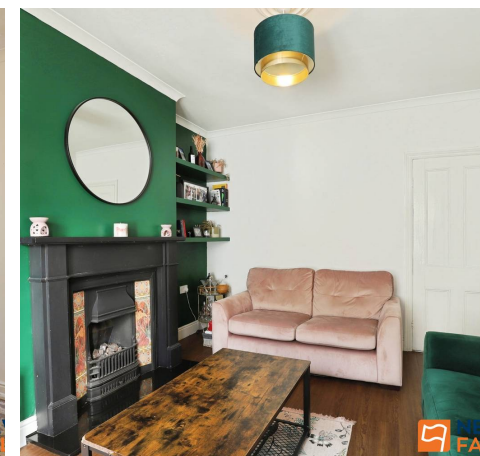
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GRANTHAM

The property is within walking distance of local amenities, the town centre and 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.

ENTRANCE HALL

A welcoming front entrance porch featuring a glazed timber front door, ideal for coat and shoe storage, with space for a secondary door leading through into the main reception rooms and direct access to useful under-stairs storage.

LIVING ROOM

12' 5" x 11' 6" (3.79m x 3.50m)

A light-filled and stylishly presented reception room centered around an attractive cast-iron period fireplace with decorative tiled side inserts, a dark surround, and a polished hearth. The space benefits from a walk-in front bay window fitted with custom white plantation shutters, rich emerald accent walls, built-in alcove shelving, wood-effect flooring, and ceiling coving.

DINING ROOM

12' 6" x 11' 6" (3.80m x 3.50m)

A bright and spacious reception room decorated in neutral tones, featuring a black cast-iron period fireplace with a matching mantelpiece as a focal point. The room benefits from a rear-facing window fitted with Venetian blinds, wood-effect flooring, a ceiling rose, and coving, offering ample room for a family-sized dining table and providing seamless access through to the kitchen.





KITCHEN

15' 9" x 6' 11" (4.81m x 2.10m)

A modern, light-filled extended kitchen featuring sleek white high-gloss wall and base units with metallic bar handles, complemented by concrete-effect work surfaces and matching splashbacks. The layout centers around a large free-standing range-style cooker with a black chimney extractor hood, along with integrated appliances, a stainless steel sink positioned beneath a side window, recessed ceiling spotlights, wood-effect flooring, a small breakfast bar setup, and direct access to both the rear garden and ground-floor W.C.

DOWNSTAIRS W/C

A conveniently positioned downstairs cloakroom fitted with a white suite comprising a low-level W.C. and a wall-mounted corner wash hand basin with tiled splashbacks. The space further features soft blush painted walls, a heated chrome towel rail, wood-effect flooring, and a recessed ceiling spotlight.

FIRST FLOOR LANDING

A split-level landing area decorated in neutral tones with fitted carpeting throughout. The space features traditional wooden spindled balustrades, painted period doors leading to bedrooms two and three alongside the family bathroom, and a second staircase rising directly to the top-floor principal suite.

BEDROOM TWO

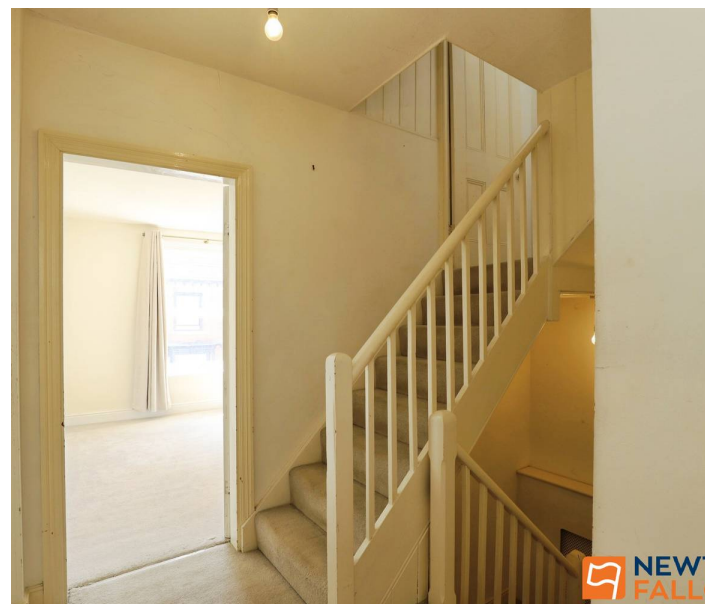
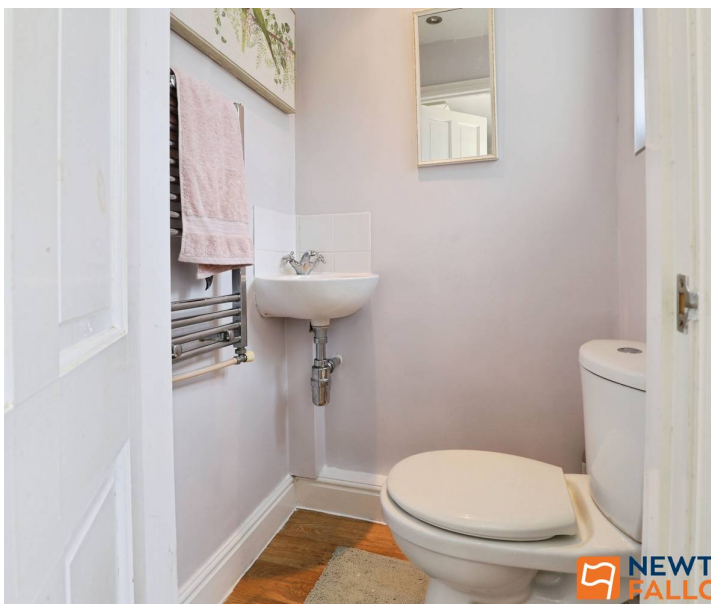
12' 6" x 11' 6" (3.81m x 3.50m)

A bright and spacious double bedroom finished in fresh, neutral decor with plush neutral carpeting. The room features a charming black cast-iron period fireplace as a decorative center point, complemented by a front-facing window that fills the space with natural light, a recessed wall alcove, a radiator, and ample space for bedroom furniture.

BEDROOM THREE

12' 6" x 9' 11" (3.81m x 3.03m)

A versatile double room currently arranged as a home office, decorated with light neutral walls and fitted carpet. Character features include a black cast-iron period decorative fireplace, a arched alcove, built-in storage cupboards, a rear-facing window providing natural light, a radiator, and a high-level internal borrowed-light window.





BATHROOM

12' 6" x 4' 10" (3.82m x 1.48m)

A stylish family bathroom featuring patterned tiled flooring and full-height wall tiling. Fitted with a modern white three-piece suite comprising a panelled bath with a chrome mixer tap and glass shower screen, a vanity wash hand basin with storage underneath, and a low-level W.C. The room is completed by large wall-mounted mirrors, an obscure glazed window, and recessed ceiling spotlights.

BEDROOM ONE

19' 4" x 15' 3" (5.89m x 4.64m)

A light and expansive second-floor principal suite converted into the eaves, finished with bright white walls and painted wooden floorboards. The room features a distinctive raised split-level area positioned beneath a dormer window, ideal for a dressing space, alongside a decorative Gothic-style pointed arch alcove, radiator with cover, inset ceiling spotlights, eaves storage, and ample room for a large double bed and freestanding furniture.

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. 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.





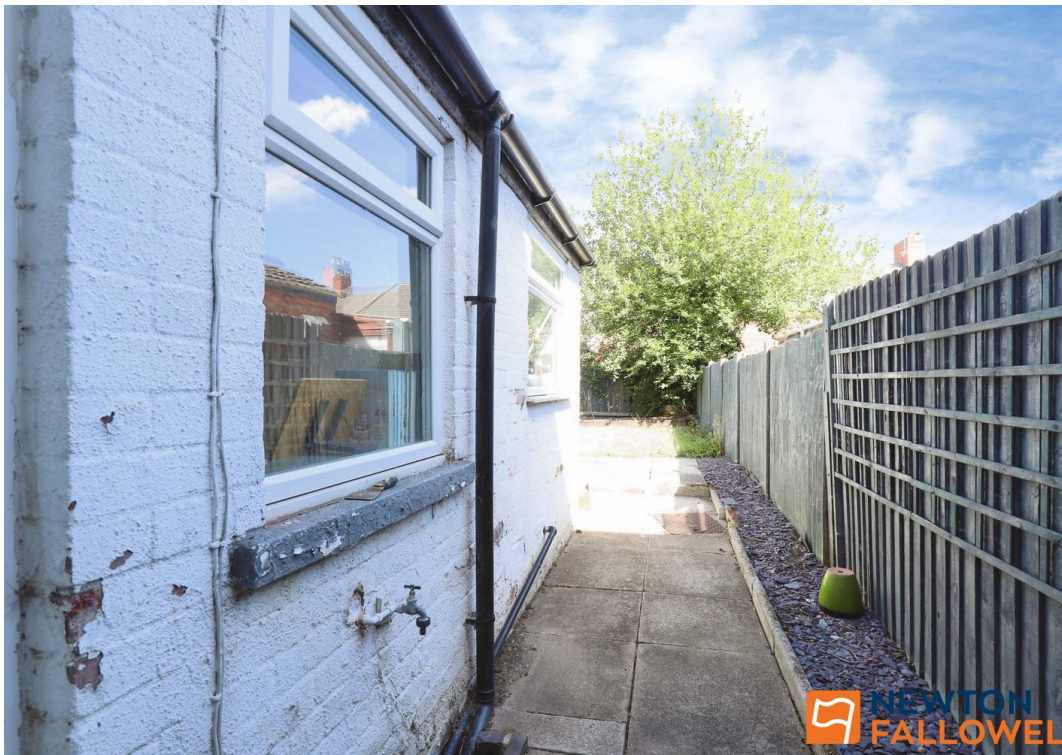
ANTI-MONEY LAUNDERING

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

NOTE

AI-generated furniture has been added to the photographs of Bedrooms Two and Three to help illustrate how these rooms could be furnished and used. The furniture shown is for illustrative purposes only and is not present at the property.





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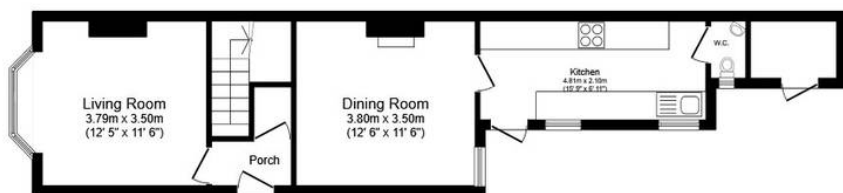
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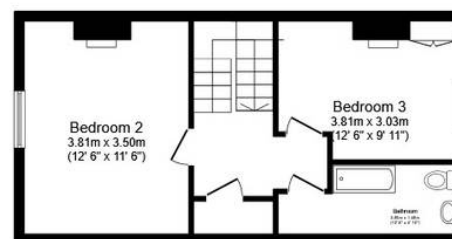
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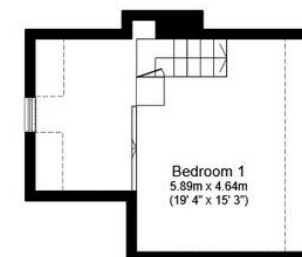
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Ground Floor



First Floor



Second Floor

Total floor area 113.0 sq.m. (1,216 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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