



6 Carlisle Close, Grantham  
£170,000

 **NEWTON FALLOWELL**

## 6 Carlisle Close

Grantham

Beautifully presented 2 bed semi-detached house with modern decor, off-road parking, enclosed rear garden, and walking distance to amenities. Viewing highly advised.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

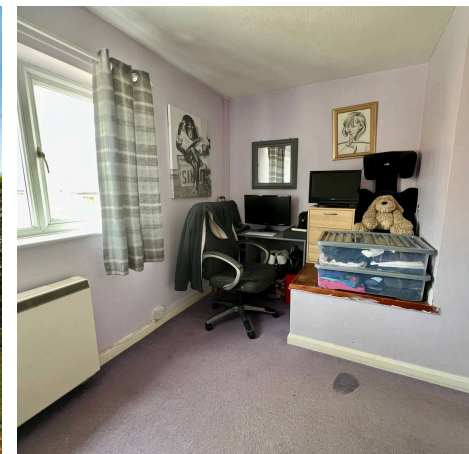
- NO ONWARD CHAIN!
- Two Bedroom Semi-Detached Home
- Well-Presented Throughout
- Private Rear Garden
- Ample Off-Road Parking
- Kitchen / Diner
- Spacious Lounge
- Two Double Bedrooms
- Family Bathroom
- Council Tax Band: B



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## GRANTHAM

The property is situated on a regular bus route to town along Winchester Road, there are local shops available including a Tesco Express and Co-op Pharmacy etc. 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. There is a charming selection of tea rooms, cafes, restaurants and a great choice of supermarkets. Oldrids Downtown is a very popular superstore and garden centre at the edge of town. 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

### STORAGE CUPBOARD

### LOUNGE

11' 9" x 15' 1" (3.59m x 4.61m)

### KITCHEN / DINER

11' 9" x 9' 9" (3.57m x 2.98m)

### FIRST FLOOR LANDING

### BEDROOM ONE

11' 9" x 8' 10" (3.58m x 2.70m)

### FAMILY BATHROOM

6' 2" x 5' 6" (1.88m x 1.67m)

### SERVICES

Mains water, gas, electricity and drainage are connected.





### COUNCIL TAX

The property is in Council Tax Band B.

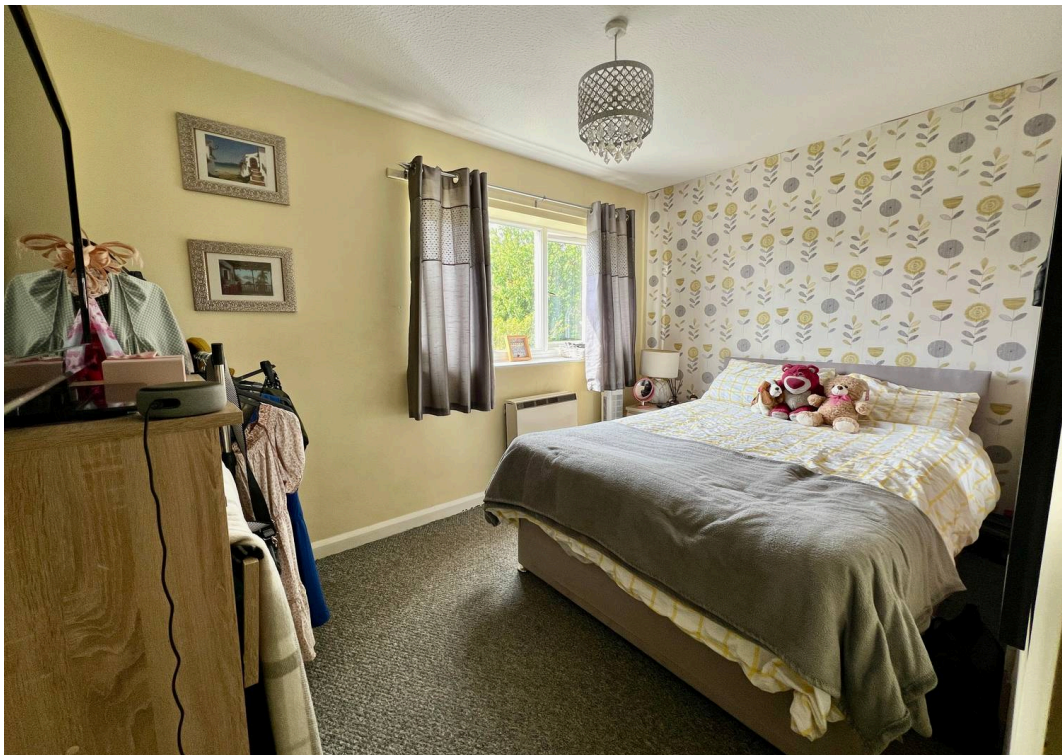
### AGENTS NOTE

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

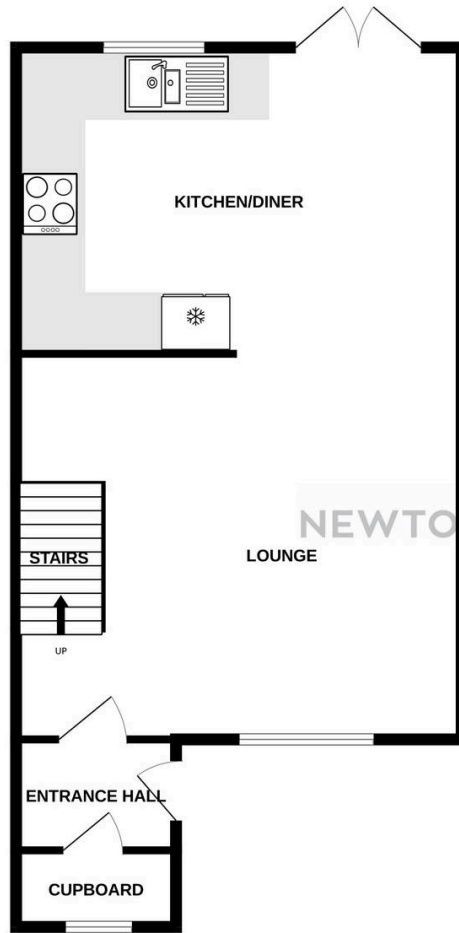
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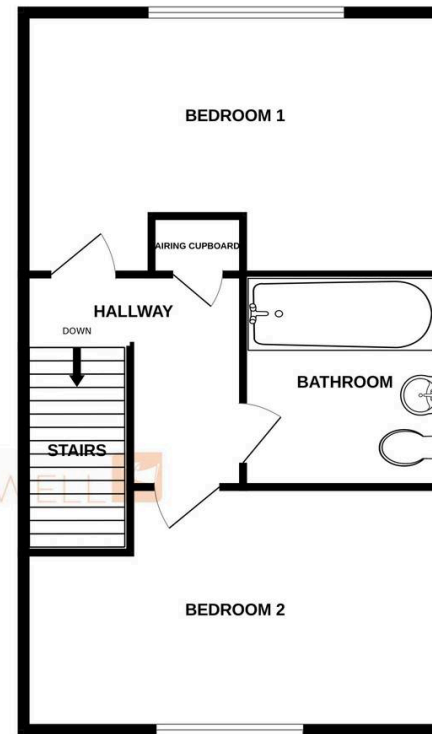




GROUND FLOOR



1ST 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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# Newton Fallowell Grantham

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