



45 Saltersford Road,
Grantham. NG31 7HL



Guide Price £270,000 - £280,000

- Two Double Bedrooms
- Beautifully Presented Throughout
- Landscaped Garden
- Driveway + Garage
- Popular Residential Location
- Detached Bungalow
- Stunning Conservatory
- Generous Lounge
- Modern Kitchen
- Freehold - EPC: Rating D



Situated on a sought after residential estate in Grantham, this well presented two bedroom detached bungalow is offered with no onward chain and benefits from a gated block paved driveway, garage, and private rear garden. The accommodation includes an entrance porch, utility room, entrance hall with storage, a recently refitted kitchen with integrated appliances, and a spacious living room with a feature fireplace and sliding doors leading to a generous conservatory with underfloor heating. There are two good sized bedrooms, a modern shower room with tiled walls and flooring and ample storage throughout. Outside, the enclosed rear garden offers a patio, mature shrubs, a greenhouse, and a summer house with power, perfect for relaxing or entertaining. With uPVC double glazing, gas central heating and a popular, quiet location, early viewing is highly recommended.

ACCOMMODATION

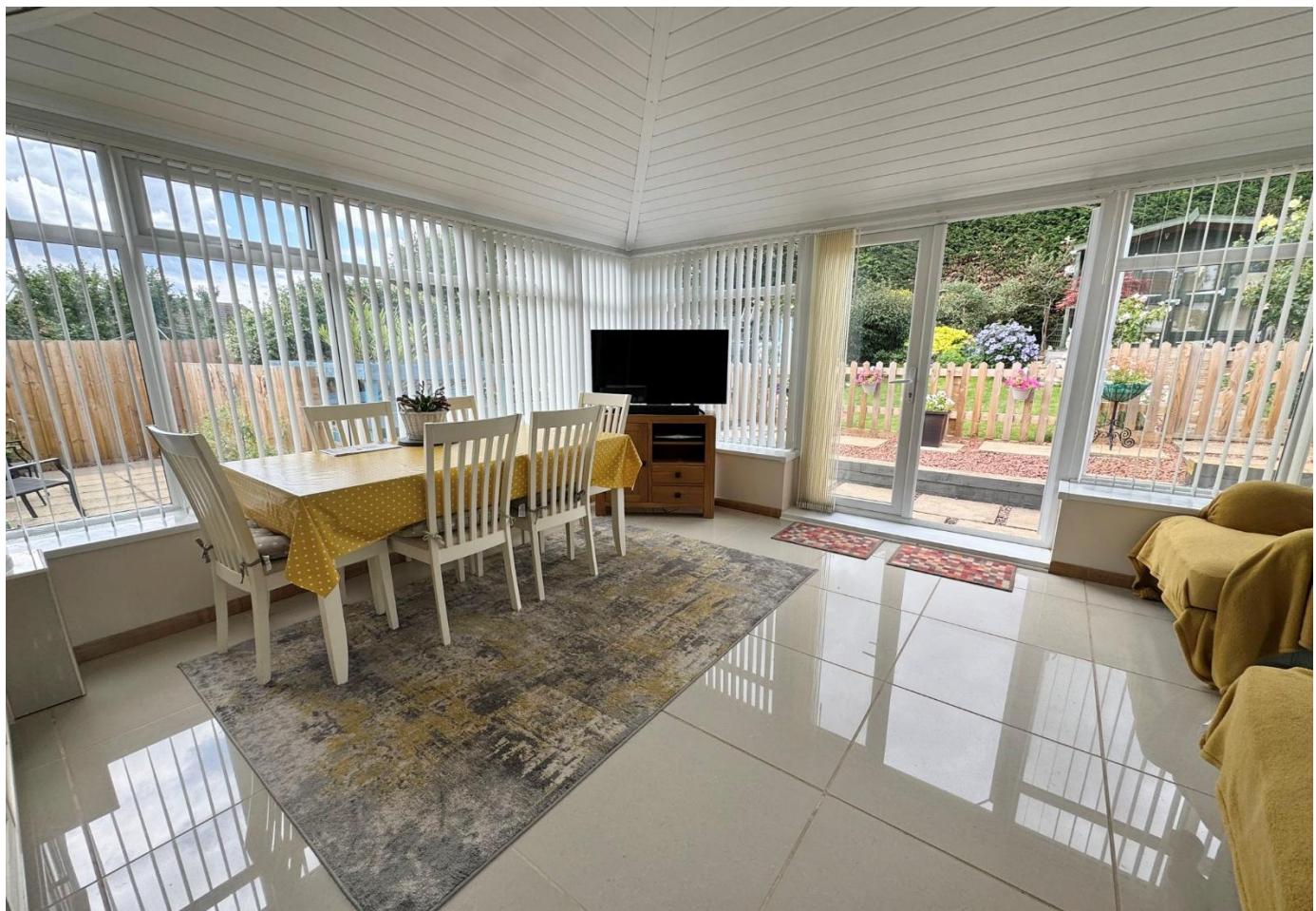
ENTRANCE PORCH

With part glazed uPVC entrance door, tiled floor and uPVC double glazed door to the entrance hall.

UTILITY ROOM

1.27m x 0.34m (4'2" x 1'1")

A useful space, having space and plumbing for washing machine.





ENTRANCE HALL

Having uPVC double glazed window to the side aspect, handy storage to one corner and radiator.

KITCHEN

3.3m x 3.05m (10'10" x 10'0")

Recently re-fitted, with uPVC double glazed window to the front aspect, a contemporary range of base level cupboards and drawers with wall cupboards, work surfacing and inset sink and drainer with high rise mixer tap over, inset gas hob with extractor over and integral double oven, space and plumbing for washing machine, wall mounted gas fired Worcester boiler, tiled splashbacks, laminate flooring and vertical radiator. There is also a shelved PANTRY.

LOUNGE

4.63m x 4.01m (15'2" x 13'2")

Having one wall of uPVC double glazed sliding patio doors leading into the conservatory, attractive fireplace with inset pebble effect electric fire, marble style hearth and wooden surround, radiator and a good quality laminate flooring.

CONSERVATORY

4.06m x 4.29m (13'4" x 14'1")

A recent addition to the property is this large conservatory which is of dwarf brick wall construction with uPVC double glazed units above, part tinted windows and a clad ceiling. This room has a gloss tiled floor, under floor heating and provides the opportunity for a multitude of uses, all overlooking the rear garden.

INNER HALL

Having built-in airing cupboard and loft hatch access.

BEDROOM ONE

3.37m x 3.3m (11'1" x 10'10")

With uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO

3.69m x 3.43m (12'1" x 11'4")

With uPVC double glazed window to the rear aspect, laminate flooring and radiator.

SHOWER ROOM

2.34m x 1.8m (7'8" x 5'11")

With uPVC obscure double glazed window to the rear aspect, corner shower cubicle with power shower within, combination washbasin with storage beneath and WC with concealed cistern, tiling to walls, tiled floor and ladder style heated towel radiator.

OUTSIDE

Double wrought iron gates lead through to a block paved driveway with hard landscaped areas. There is also access through to the rear garden. At the rear is a private garden which is split into sections by picket fencing, ideal if you have dogs, with lawn, many established shrubs, gravelled areas, GREENHOUSE, SHED and SUMMERHOUSE/OFFICE etc. There is a decked seating area on the rear of the property, external power points and cold water tap.

SUMMERHOUSE / OFFICE

With light and power.

GARAGE

4.37m x 2.44m (14'4" x 8'0")

Having up-and-over door, power and lighting and electrical consumer unit.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

From High Street proceed south along London Road, passing Sainsburys on the left-hand side and taking the left turn at the traffic lights adjacent to McDonalds onto Bridge End Road (A52). Take the right turn onto Somerby Grove, left onto Saltersford Grove and right onto Saltersford Road. Follow the road and the property is along on the right-hand side.





GRANTHAM

The property is situated within easy access of the town centre and railways station. There is a local convenience store at the petrol station on Bridge End Road and a local bus service running along Somerby Grove/Bridge End Grove.

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.

AGENT'S NOTE

Please note 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.

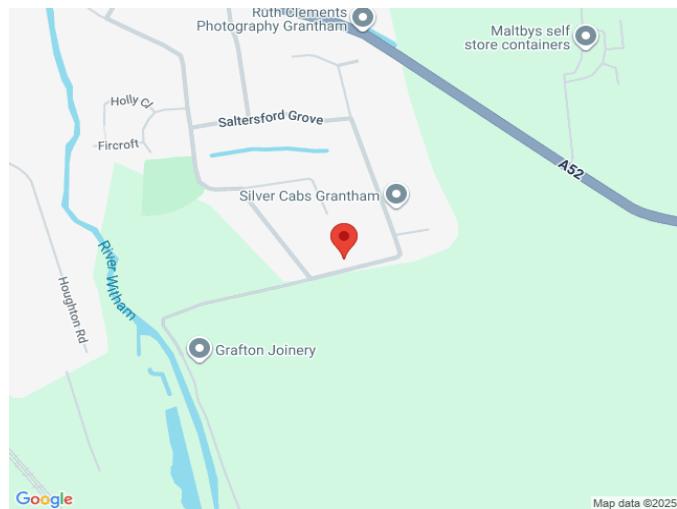
For more information please call in the office or telephone 01476 591900.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for illustrative purposes only and is not to scale. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metrrix ©2022



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