



5 South Parade, Grantham

Guide Price £325,000

 **NEWTON FALLOWELL**

5 South Parade

Grantham

Restored 4-bed family home with new kitchen, bathrooms, utility, spacious living areas, driveway parking, enclosed garden, outbuilding. No onward chain. Character property, move-in ready.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Newly Refurbished Period Home
- Four Bedrooms
- Approx 1500 Square Feet
- Refitted Bath and Walk in Shower
- Two Large Reception Rooms
- Driveway Parking for Small Car
- New Fitted Kitchen/Breakfast Room
- Ready To Move Into
- Utility Room and Shower/WC
- EPC Rating C





ENTRANCE PORCH

Glazed open entrance porch in period style approached via a new stone pathway. Heavy entrance door with clear fan light over and security locks. Outside lighting.

ENTRANCE HALL

5' 10" x 4' 8" (1.78m x 1.43m)

Spacious hall with laminate floor and carpeted staircase off to first floor. Under stairs cupboard and electricity cupboard containing a new consumer unit. Mains smoke detector, Half glazed inner door to kitchen.

KITCHEN/BREAKFAST ROOM

11' 8" x 11' 10" (3.56m x 3.60m)

Attractively refitted with a range of base cupboards and drawers, stone style worktops and upstands as well as wall cupboards. Inset stainless steel sink with mixer tap, integrated oven and ceramic hob with stainless steel hood over. Plumbing for auto washer. Laminate floor, Baxi wall mounted (in cupboard) combination boiler, Upvc double glazed window to rear elevation and external half glazed Upvc door to garden.

UTILITY ROOM

5' 4" x 6' 3" (1.63m x 1.91m)

Fitted work top, plumbing for auto washer, extractor fan and laminate floor.

SHOWER ROOM

6' 0" x 6' 3" (1.83m x 1.90m)

Shower cubicle, washbasin with mixer tap, and low level WC. Upvc double glazed window to rear, extractor fan and cushioned laminate floor.

SITTING ROOM

13' 11" x 13' 11" (4.23m x 4.25m)

Plus bay window 2.3m x 1.00m. A stylish sitting room with high period ceilings and a wide Upvc glazed bay window to the front elevation. Laminate floor, arched recesses and radiator.





DINING ROOM

13' 9" x 13' 10" (4.20m x 4.22m)

A second reception room with a lovely high 2.3 metre ceilings and Upvc double glazed windows to front and side. Laminate floor and radiator.

FIRST FLOOR LANDING

Upvc double glazed window to side and laminate flooring. Loft trap and ladder to roof space. Laminate flooring, radiator and mains smoke alarm.

BEDROOM 1

13' 7" x 13' 9" (4.14m x 4.20m)

Upvc double glazed window to front elevation, radiator and laminate flooring.

BEDROOM 2

13' 8" x 13' 9" (4.16m x 4.20m)

Period fire grate, Upvc double glazed window to front elevation, radiator and laminate flooring.

BEDROOM 3

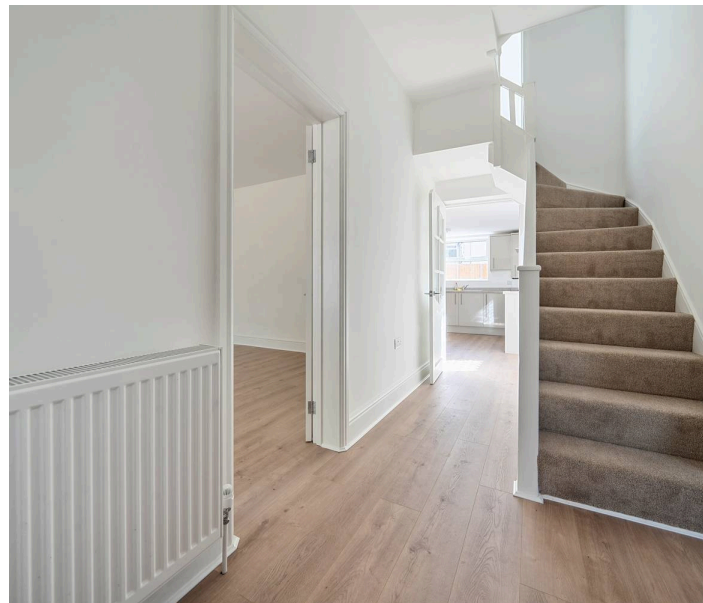
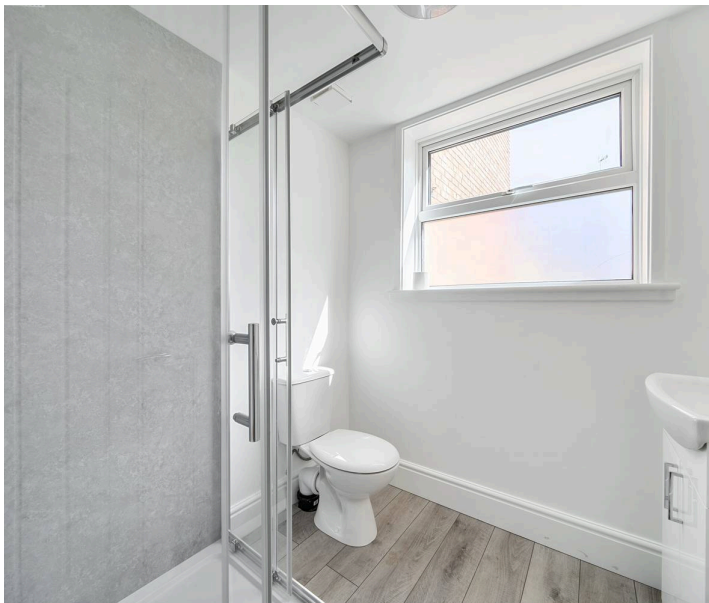
10' 10" x 11' 9" (3.30m x 3.58m)

Upvc double window to rear, radiator, laminate flooring.

BEDROOM 4

6' 6" x 11' 1" (1.97m x 3.38m)

Upvc double glazed window to front elevation, radiator and laminate flooring.



BATHROOM

7' 3" x 8' 6" (2.20m x 2.58m)

Comprehensively fitted with a new suite comprising a white panelled bath, pedestal washbasin and low level WC. Separate walk in shower and screen with Victorian style chrome shower head, hand held shower and mixer taps. Cushioned laminate flooring, radiator, extractor fan and Upvc double glazed window to side.



SERVICES

Mains gas, electricity, water and drainage are connected. New gas fired central heating with a combination boiler has been installed. The property also benefits from owned solar panels. We have not tested the services or appliances and prospective purchasers must rely on their own enquiries.

AGENTS NOTE

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.

VIEWING

By prior appointment through Newton Fallowell.

Anti-Money Laundering Checks

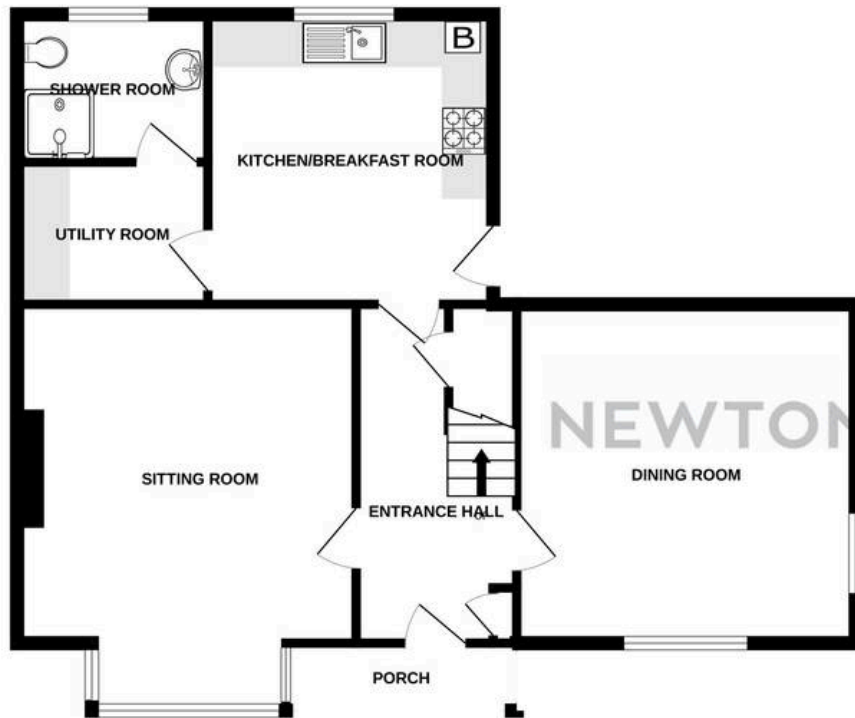
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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





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

Newton Fallowell, 68 High Street, Grantham - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/