



15 Cold Harbour Lane,
Grantham. NG31 9EW



Guide Price £240,000 to £250,000

- Three Bed Semi-Detached Home
- Popular Residential Location
- Close To Local Amenities
- Open-Plan Kitchen / Diner
- Spacious Lounge
- Landscaped Front & Rear Gardens
- Ample Driveway Parking
- Carport
- Viewing Highly Recommended
- Freehold – EPC: Rating D



Situated in a sought after residential area, this beautifully presented semi-detached home features a stunning open-plan kitchen and dining space. The accommodation includes an entrance hall, cloakroom, lounge, kitchen/diner, three generously sized bedrooms, and a family bathroom. The property benefits from uPVC double glazing and gas fired central heating throughout. Externally, the front offers a spacious driveway and a well maintained hard landscaped garden. To the rear, a tiered garden provides an ideal space for gardening enthusiasts, complete with a storage shed. This home is offered with no onward chain.

ACCOMMODATION

ENTRANCE HALL

With uPVC obscure double glazed entrance door, stairs rising to the first floor landing, under stairs storage cupboard and radiator.

CLOAKROOM

0.88m x 1.59m (2'11" x 5'2")

With uPVC obscure double glazed window to the front aspect, wash basin with vanity storage beneath, fully tiled walls, electric radiator, tiled floor

LOUNGE

3.14m x 4.14m (10'4" x 13'7")

Having uPVC double glazed window to the front aspect, radiator, attractive fire surround with coal effect fire within.





KITCHEN / DINER

5.07m x 3.15m (16'7" x 10'4")

A bright family space with uPVC double glazed windows to the rear, window to the side and door to the rear. Offering a range of fitted units incorporating wine rack and eye level cupboards, work surfacing with inset stainless steel sink and drainer, tiled splashbacks, inset gas hob with electric oven beneath and stainless steel and glass extractor over, subway style tiled splashbacks, washing machine, dishwasher and fridge (included in the sale), radiator and laminate flooring.

FIRST FLOOR LANDING

Having uPVC double glazed window to the side aspect and loft hatch access.

BEDROOM 1

2.99m x 3.94m (9'10" x 12'11")

With uPVC double glazed window to the front aspect, fitted wardrobes and radiator.

BEDROOM 2

3.01m x 3.3m (9'11" x 10'10")

With uPVC double glazed window to the rear aspect, fitted wardrobes, 3-drawer chest of drawers and radiator. The gas fired heating boiler is also located in the wardrobe.

BEDROOM 3

2.91m x 1.99m (9'6" x 6'6")

Having uPVC double glazed window to the front aspect and radiator.

FAMILY BATHROOM

1.95m x 1.99m (6'5" x 6'6")

With uPVC obscure double glazed window to the rear aspect, panelled bath with mixer taps and electric shower over with glazed shower screen, wash basin with vanity storage beneath and close coupled WC., extractor fan, vinyl flooring, heated towel rail and tiled walls.

OUTSIDE

There is off-road parking for 2-3 cars and a carport to the side where there is an EV charging point. The front garden has been attractively landscaped, being low maintenance, with inset shrubs and plants. At the rear there is a tiered garden, all low maintenance, with a good sized patio area adjoining the property and steps up to two further levels both with paving and mature shrubs and plants. There is fencing to the boundaries for privacy and a shed.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street proceed south passing Sainsburys and taking the left turn at the traffic lights onto Bridge End Road (A52). Take the left turn just before the petrol station onto Cold Harbour Lane and the property is on the left.

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 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 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, Lifetime Legal, at a cost of £45 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.

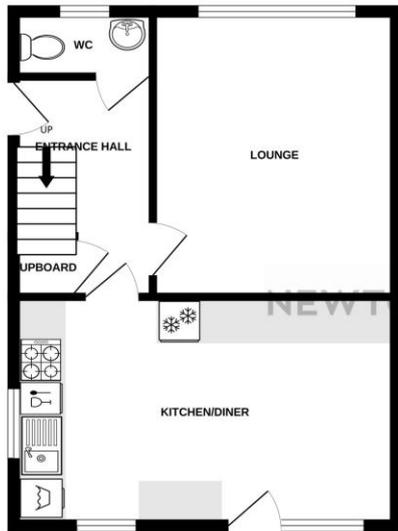
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For more information please call in the office or telephone 01476 591900.



Floorplan

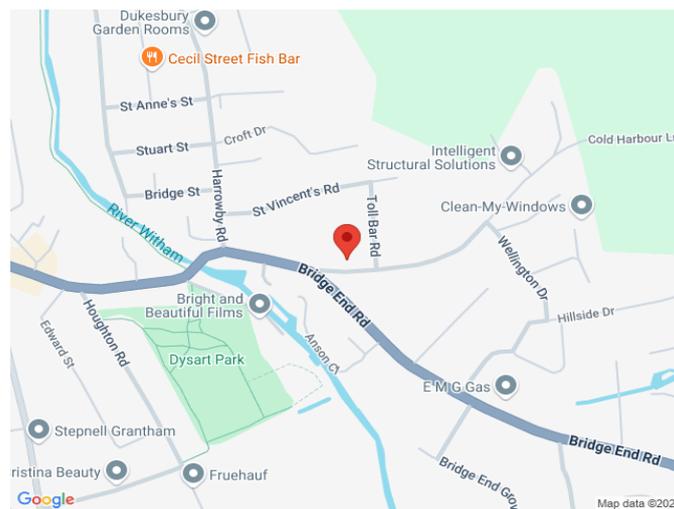
GROUND FLOOR



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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