



 **NEWTON**

6 Regency Gardens, Grantham
£235,000

 **NEWTON FALLOWELL**

6 Regency Gardens

Grantham

Well-presented three-bedroom detached home in quiet Grantham area. Spacious lounge, dining room, modern kitchen, garage, gardens, and off-road parking. Close to schools and amenities.

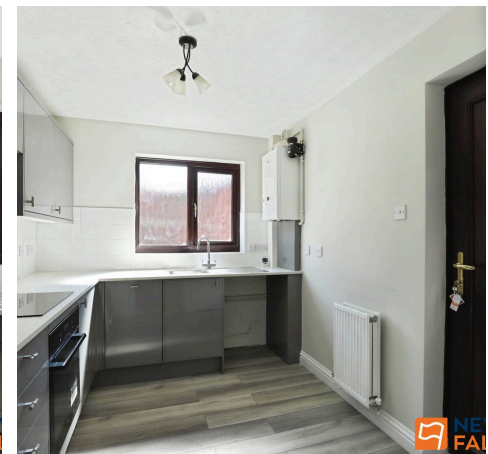
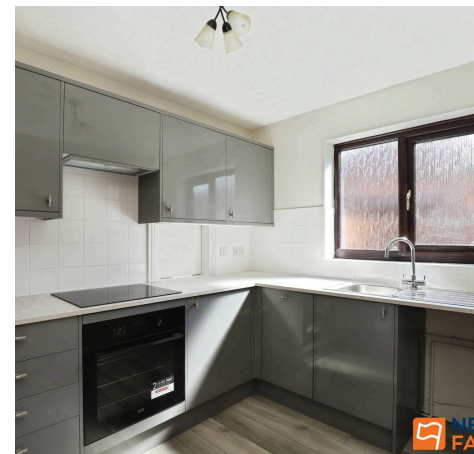
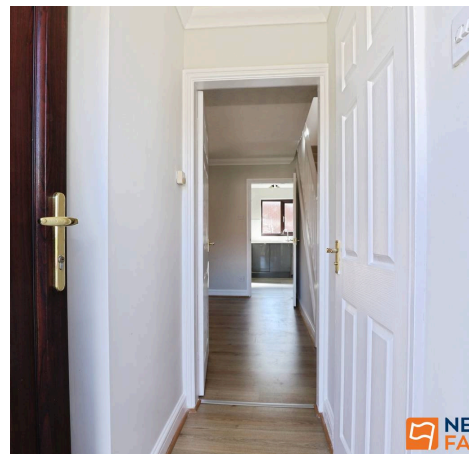
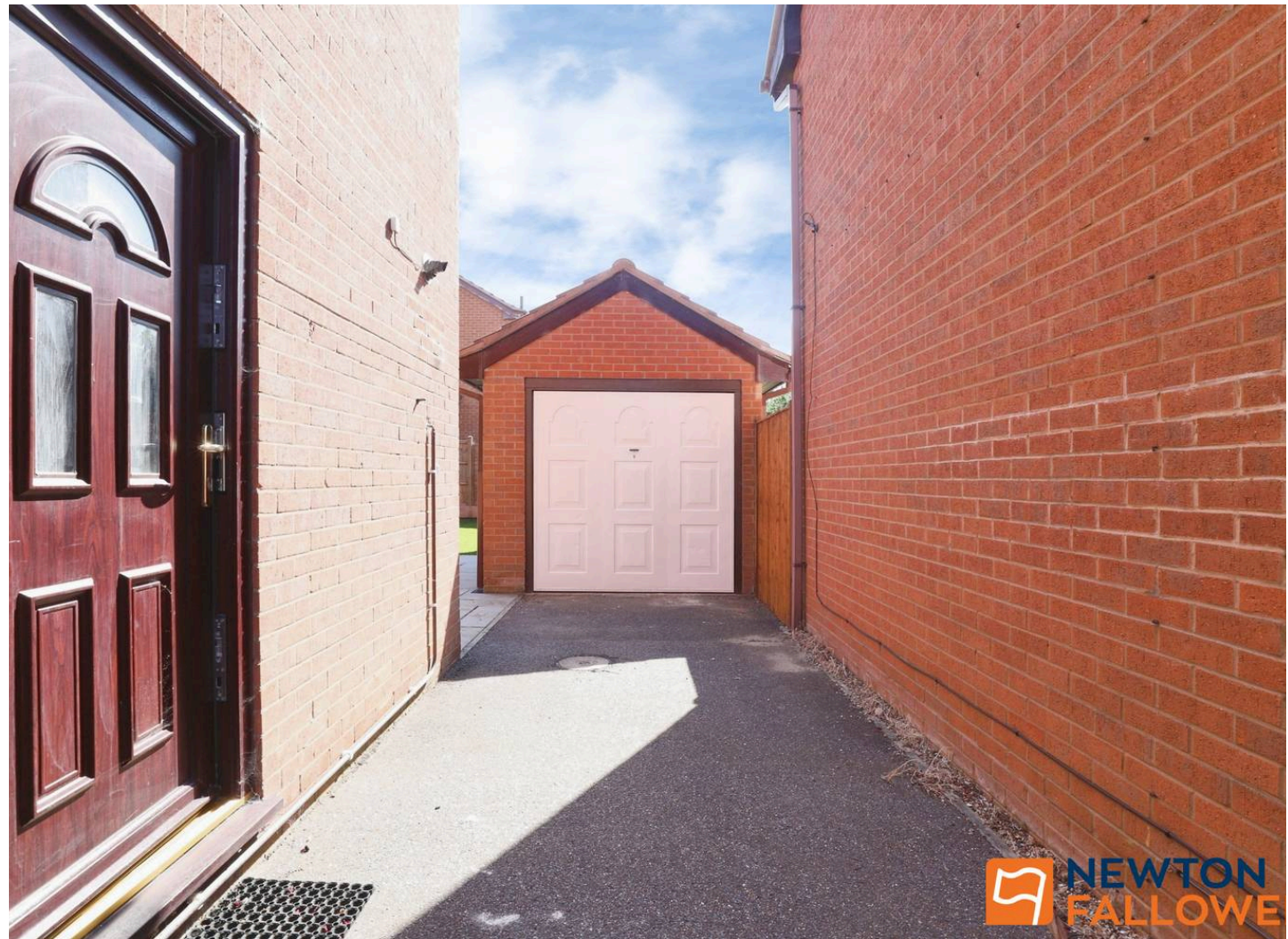
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three-bedroom detached family home
- Modern fitted kitchen
- Spacious and welcoming lounge
- Separate dining room
- Well-maintained front and rear gardens
- Private enclosed rear garden with patio area
- Driveway providing off-road parking
- Detached single garage
- Situated in a popular residential area of Grantham
- Ideal family home with well-proportioned accommodation throughout





ENTRANCE HALL

LIVING ROOM

15' 8" x 13' 11" (4.77m x 4.24m)

DINING ROOM

9' 11" x 7' 3" (3.02m x 2.21m)

KITCHEN

9' 11" x 7' 4" (3.02m x 2.24m)

W.C.

LANDING

BEDROOM ONE

13' 10" x 9' 5" (4.22m x 2.87m)

BEDROOM TWO

10' 0" x 9' 4" (3.04m x 2.84m)

BEDROOM THREE

6' 10" x 6' 8" (2.08m x 2.02m)

OUTSIDE SPACE

To the front, the property features a driveway providing off-road parking and leading to the detached single garage, which is accessed via an iron gate. The frontage also includes a well-maintained lawned garden. To the rear, the property enjoys a private, enclosed garden with a patio seating area, artificial lawn, and fenced boundaries, creating an ideal space for outdoor relaxation and entertaining.

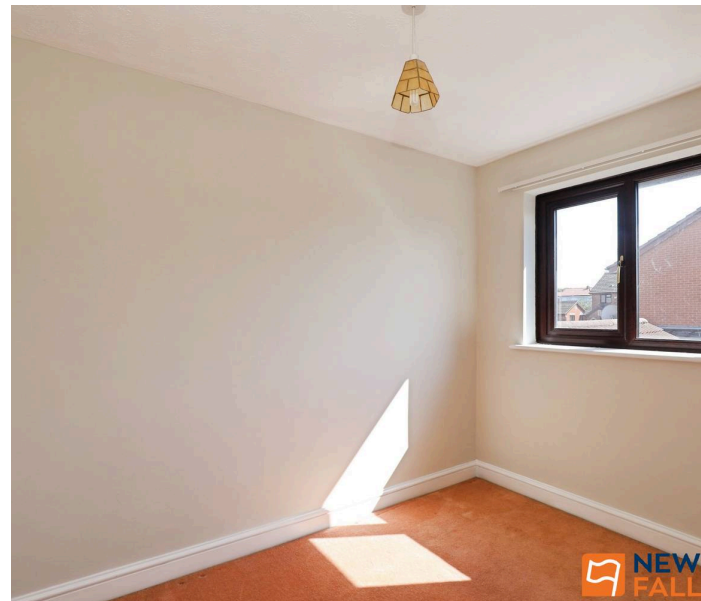
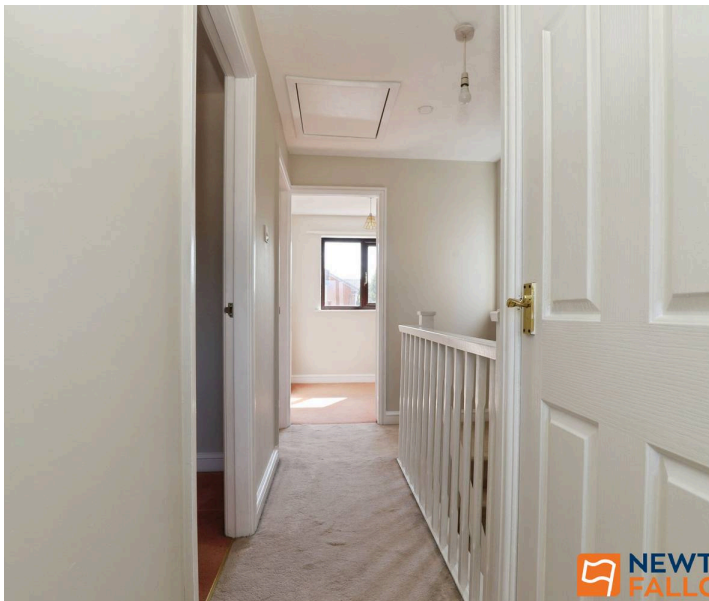
GARAGE

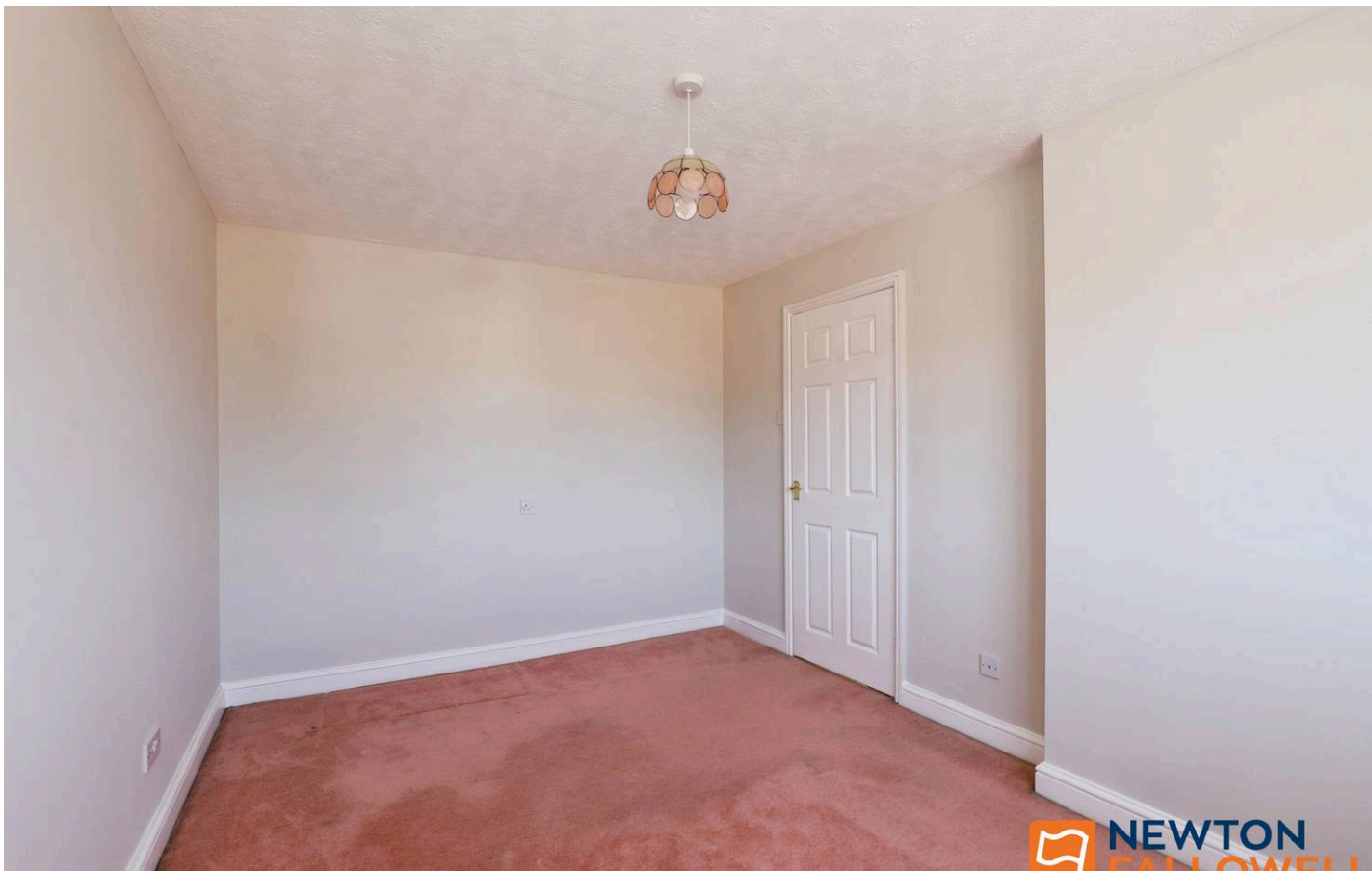
17' 4" x 8' 11" (5.29m x 2.72m)

COUNCIL TAX BAND C

SERVICES

Mains water, gas, electricity and drainage are connected.





NOTE

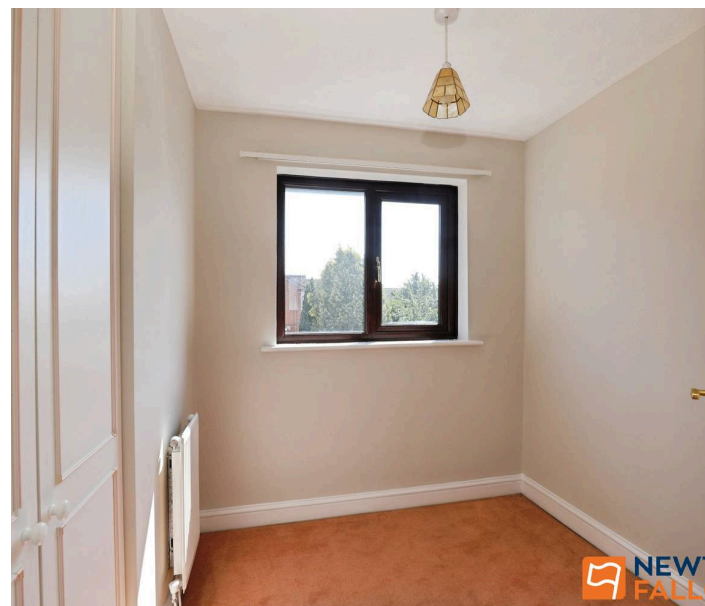
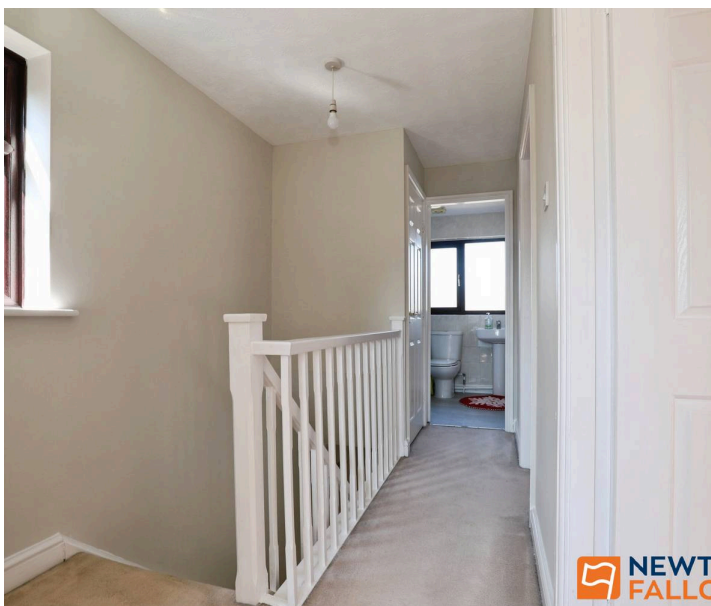
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

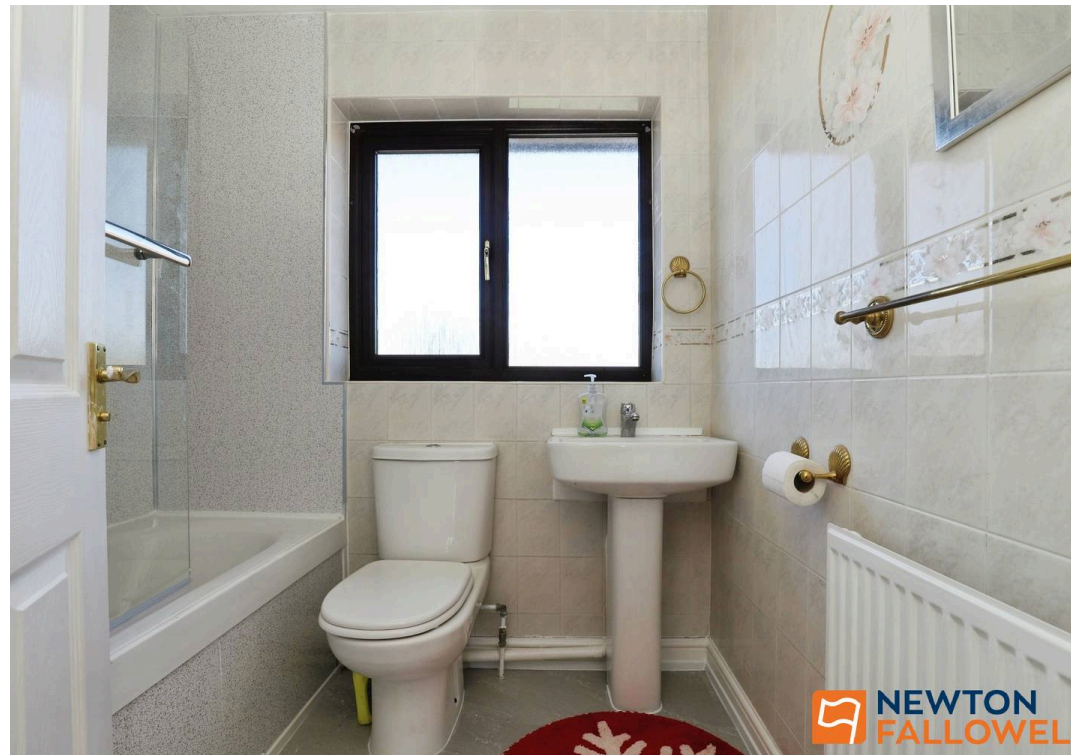
AGENTS NOTE

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 £250 if you use their services.

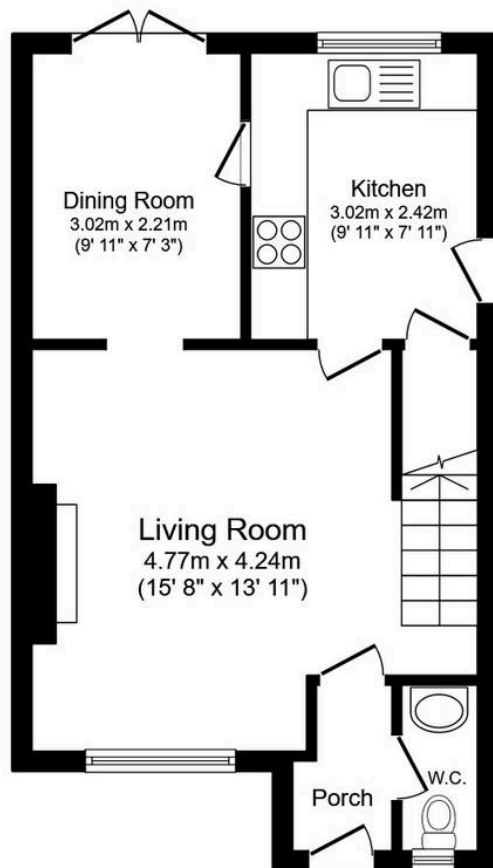
Anti-Money Laundering Checks

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



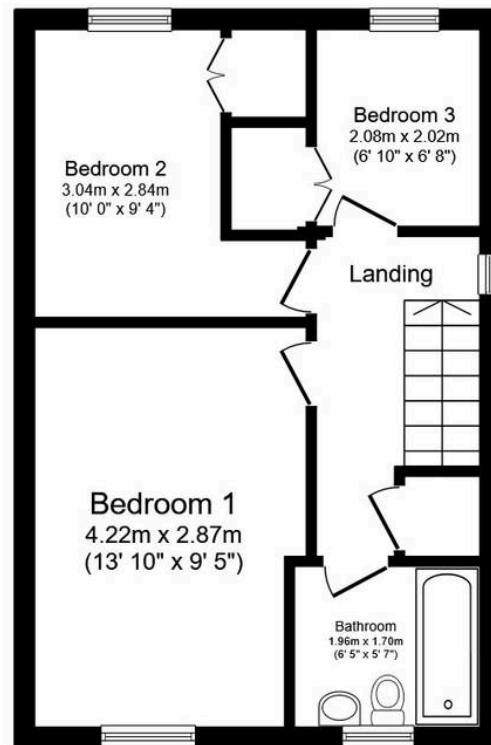




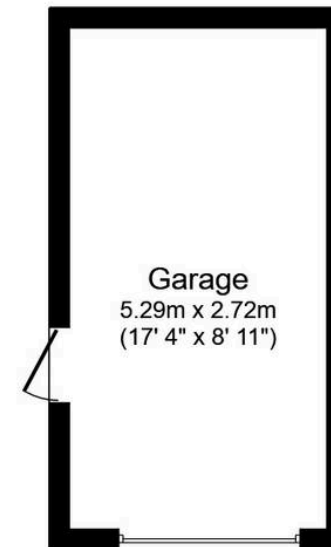


Ground Floor

Total floor area 83.6 sq.m. (900 sq.ft.) approx



First Floor



Garage

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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