



5 Stour Court, Grantham
£175,000

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Grantham

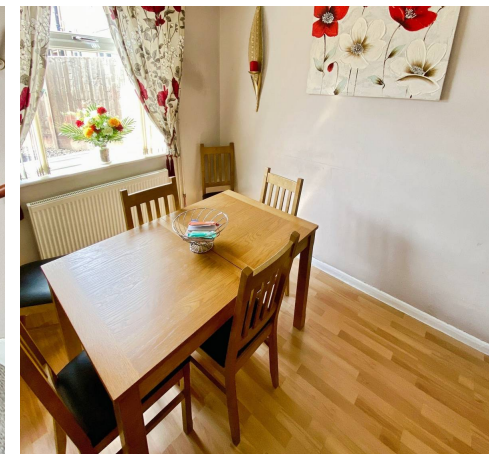
An established semi detached house with frontage to Goodliff Road and secure parking for SEVERAL CARS. Entrance hall, lounge, kitchen, utility, dining room, THREE BEDROOMS, a bathroom and WC. Viewing recommended. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Semi detached family home
- Access to amenities and nearby Aldi store
- Generous secure parking for several vehicles
- Some scope for improvement
- Three bedrooms
- Lounge and dining room
- Kitchen and utility
- Gas central heating and double glazing
- Cavity wall insulation
- Great potential





ACCOMMODATION

With double glazed entrance door and side panel window, staircase off to first floor and radiator.

ENTRANCE HALL

LOUNGE

14' 6" x 10' 10" (4.41m x 3.29m)

A well proportioned lounge with Upvc double glazed window to front elevation, radiator, coving and feature fireplace.

DINING ROOM

9' 11" x 7' 1" (3.01m x 2.15m)

Upvc window to rear elevation, coving and radiator. Laminate flooring.

KITCHEN

10' 1" x 9' 11" (3.07m x 3.03m)

Range of fitted cupboards, inset one and a half bowl sink unit and drainer, built in oven and hob, Worcester replacement gas fired combination boiler, tiled floor and tiled splash backs with inset patterns. Upvc double glazed window to rear.

UTILITY

9' 10" x 5' 10" (3.00m x 1.79m)

Tiled floor and cupboard. Cloaks hanging space. External door to inset rear porch.

FIRST FLOOR LANDING

Loft access with drop down ladder to insulated roof space.

BEDROOM 1

12' 1" x 10' 1" (3.68m x 3.07m)

Upvc window to rear, radiator and built in airing cupboard.

BEDROOM 2

10' 11" x 10' 9" (3.33m x 3.28m)

Upvc window to front elevation and radiator.





BEDROOM 3

9' 6" x 7' 5" (2.90m x 2.27m)

Upvc window to front and radiator.

BATHROOM

5' 7" x 5' 3" (1.70m x 1.60m)

Original bath with electric shower over and wash hand basin.
Window to rear.

SEPARATE WC

Low level WC. Window to rear.

DIRECTIONS

From High Street proceed south taking the right turn at the traffic lights on to Wharf Road (A52), keeping in the right-hand and following the signs for the A52. Take the left turn under the railway bridge on to Dysart Road and continue uphill past Currys and TK Max before taking the left turn into Goodliff Road. Proceed almost the length of Goodliff Road and the property is on the right-hand side just AFTER the turn into Stour Court.

SERVICES

Mains water, gas, electricity and drainage are connected.





COUNCIL TAX

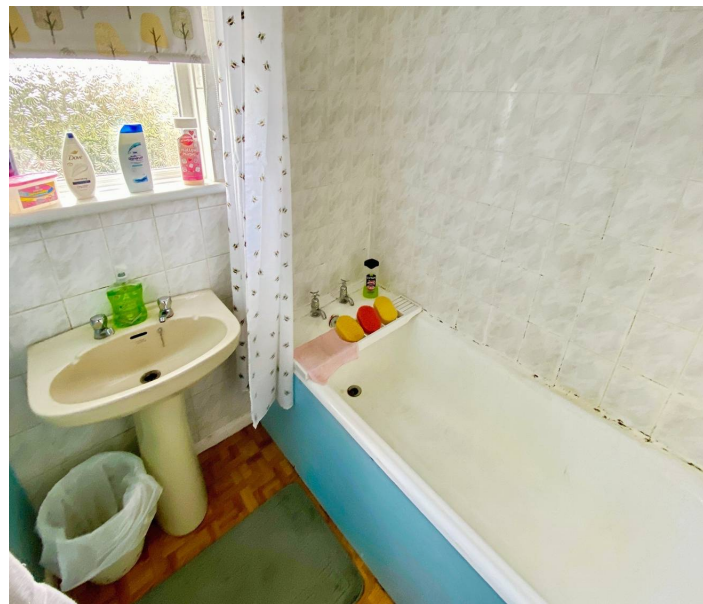
The property is in Band A for Council Tax purposes.

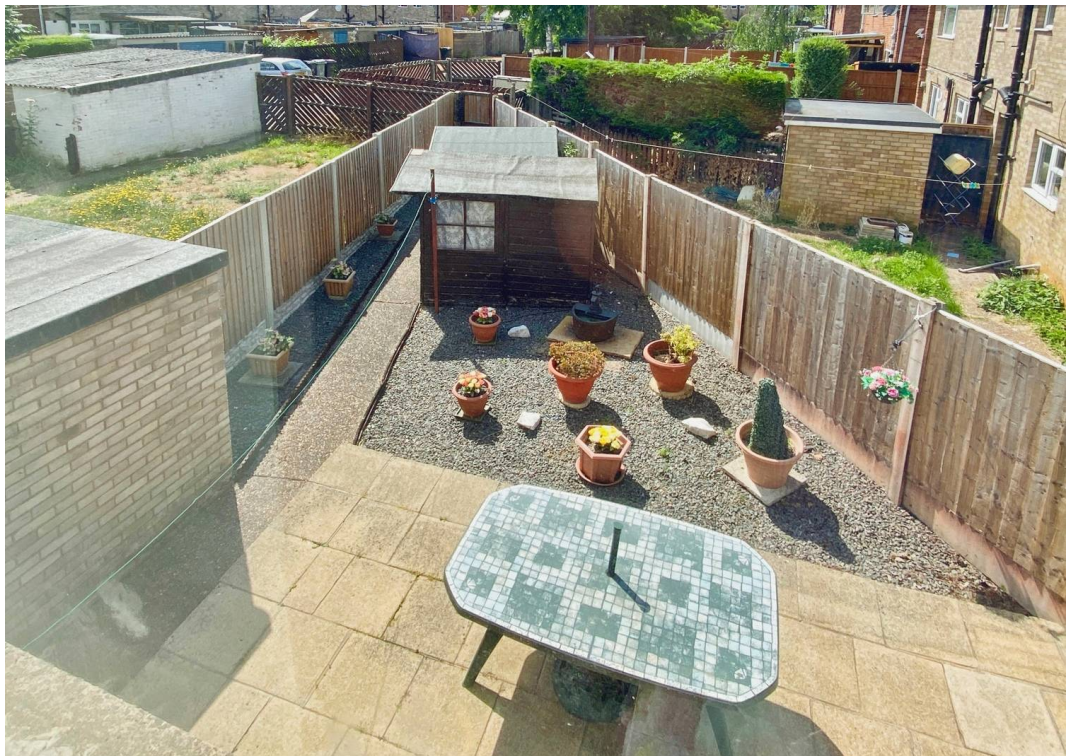
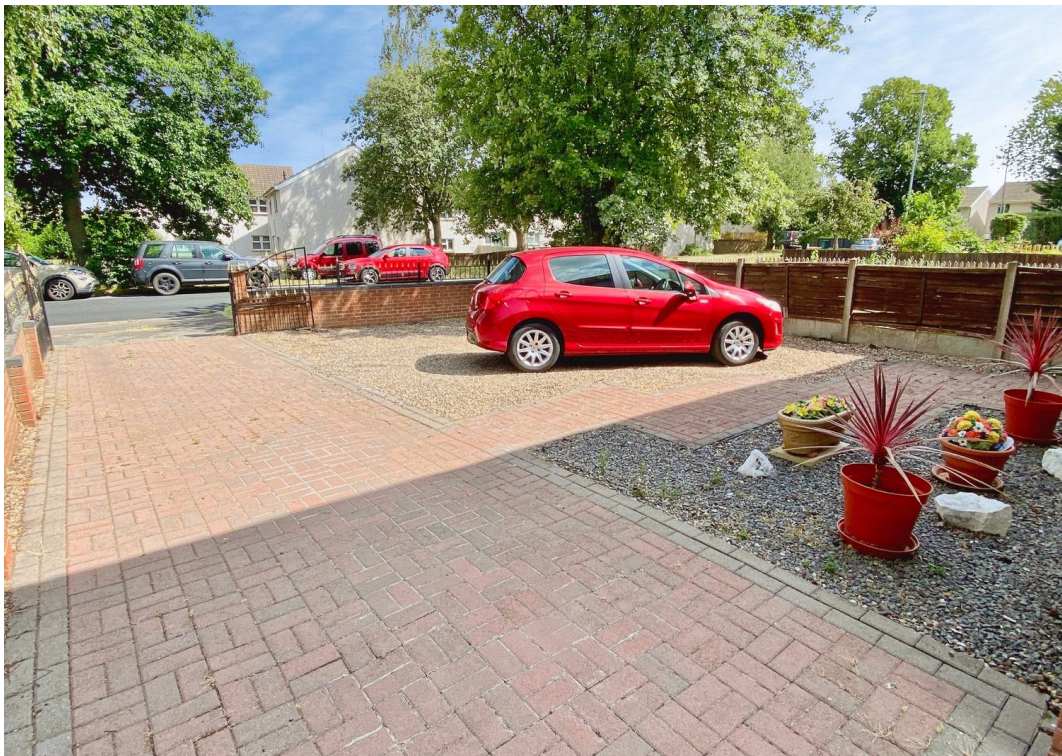
OTHER MATTERS

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.

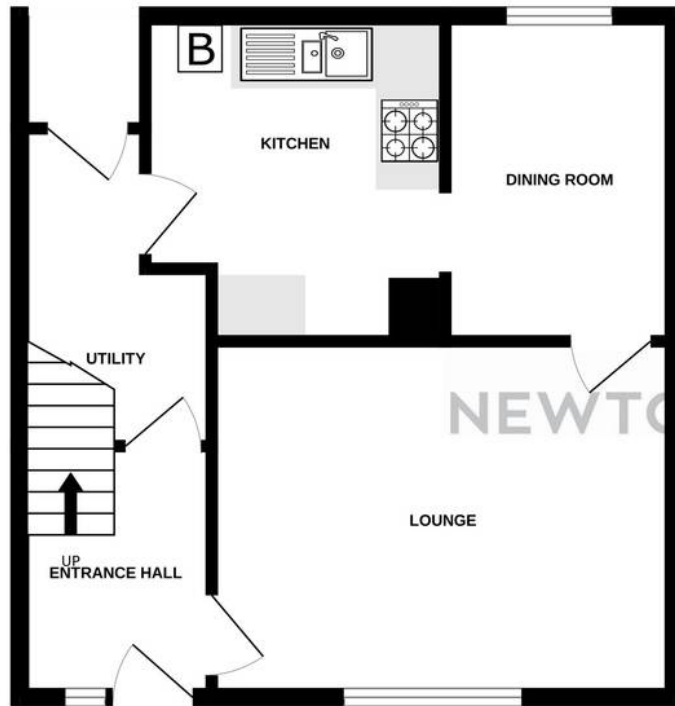
Anti-Money Laundering Checks

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

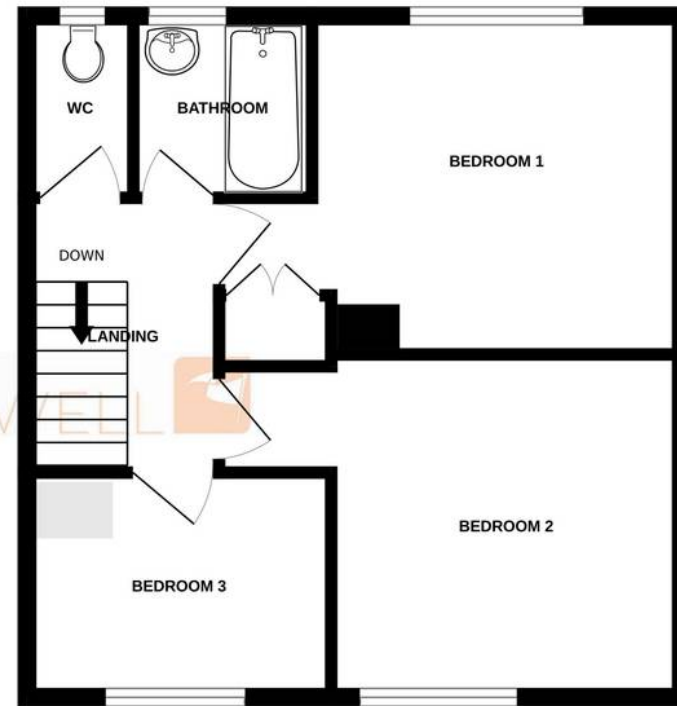




GROUND FLOOR



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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