



Manchester Way, Grantham



- Detached Bungalow
- Conservatory
- Popular Barrowby Gate Area
- Two Bedrooms
- Some Scope for Improvement
- Shower Room/WC
- Freehold
- EPC rating D



**\*\*Guide Price £192,500 - £195,000\*\***

A modern DETACHED BUNGALOW situated in a pleasant part of the popular BARROWBY GATE area. The property provides comfortable TWO BEDROOMED accommodation together with driveway parking, a brick built GARAGE and west facing rear garden.

Recently redecorated and offered for sale with vacant possession and NO ONWARD CHAIN. Entrance hall, kitchen, living room, conservatory, two bedrooms and a shower room/WC. Early viewing recommended.

### ACCOMMODATION

#### ENTRANCE HALL

Having double glazed entrance door from side elevation, built-in cloaks cupboard and separate linen cupboard with electric heating element, central heating thermostat and loft hatch to roof space.

#### KITCHEN

2.2m x 2.81m (7'2" x 9'2")

Fitted with a range of modern units comprising base cupboards with working surfaces over and matching eye level cupboards, inset stainless steel sink and drainer, oven, hob and extractor hood, tiled splashbacks, tiled floor, uPVC double glazed window to rear and wall mounted gas fired combination boiler.



### LIVING ROOM

3.15m x 5.21m (10'4" x 17'1")

A spacious living room with uPVC double glazed sliding patio door to the conservatory, feature brick fireplace with quarry tiled hearth and fitted gas fire, coving, two radiators and new fitted carpet.

### CONSERVATORY

2.4m x 2.79m (7'11" x 9'2")

Of brick and uPVC construction, quarry tiled windowsills and uPVC double glazed French doors to the garden.

### BEDROOM 1

2.6m x 3.99m (8'6" x 13'1")

Having uPVC double glazed window to the front elevation, a range of fitted wardrobes, drawers and top cupboards and radiator.

### BEDROOM 2

2.84m x 3.1m (9'4" x 10'2")

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

### SHOWER ROOM/WC

1.86m x 2.18m (6'1" x 7'2")

Containing a white suite comprising shower cubicle with Heatstore electric shower within, wash basin with cupboard below and low level WC., tiled floor, heated towel rail, fully tiled walls, mirror and uPVC obscure double glazed window to the side aspect.

### OUTSIDE

The property stands behind an open-plan front garden which is laid to lawn with shrubs and a tarmac driveway provides ample parking space. The rear garden is west facing and includes a paved patio and lawns.

### GARAGE

2.9m x 5.3m (9'6" x 17'5")

A brick garage with up-and-over door, light and power and a workbench.



### SERVICES

Mains water, gas, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band B/

### DIRECTIONS

From High Street continue onto Watergate turning left at the traffic lights and proceeding over the roundabout adjacent to Asda onto Barrowby Road (A52). Take the left turn at the roundabout onto Barrowby Gate, right onto Gloucester Road, right onto Leicester Grove and left onto Manchester Way. Bear left again and the property is on the right-hand side.

### GRANTHAM

The property is ideally situated for access to the A52 to Nottingham and A1 north. There are local shops close by on Barrowby Gate including a Tesco Express.

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.

## 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, 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.

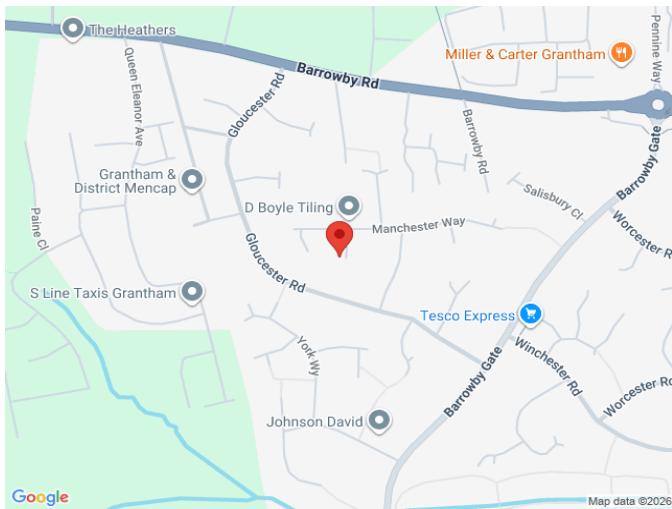
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For more information please call in the office or telephone 01476 591900.



# Floorplan

GROUND FLOOR



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