



8 Beechcroft Road, Grantham
£170,000

 **NEWTON FALLOWELL**

8 Beechcroft Road

Grantham

Spacious 3-bed terraced home with modern kitchen, dual-aspect lounge, conservatory, large driveway, and generous private garden. Ideal for families or investors.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Three-Bedroom Mid-Terrace Home
- Large Block-Paved Driveway
- Open-Plan Kitchen / Diner
- Spacious Dual-Aspect Lounge
- Light-Filled Conservatory
- Useful Entrance Porch
- Two Generous Double Bedroom
- Versatile Third Bedroom
- Family Bathroom
- Substantial Rear Garden





GRANTHAM

The property is within walking distance of local amenities, the town centre and railway station. 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.

ENTRANCE PORCH

4' 8" x 7' 6" (1.41m x 2.28m)

LOUNGE

11' 11" x 16' 0" (3.62m x 4.88m)

KITCHEN / DINER

16' 1" x 11' 2" (4.90m x 3.41m)

REAR LOBBY

3' 5" x 3' 0" (1.03m x 0.92m)

CONSERVATORY

14' 2" x 8' 5" (4.32m x 2.56m)

FIRST FLOOR LANDING

BEDROOM ONE

16' 3" x 8' 10" (4.96m x 2.70m)

BEDROOM TWO

9' 11" x 12' 0" (3.01m x 3.67m)

BEDROOM THREE

7' 1" x 9' 1" (2.17m x 2.76m)





FAMILY BATHROOM

10' 1" x 6' 8" (3.08m x 2.02m)

EXTERIOR

AGENTS 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. 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

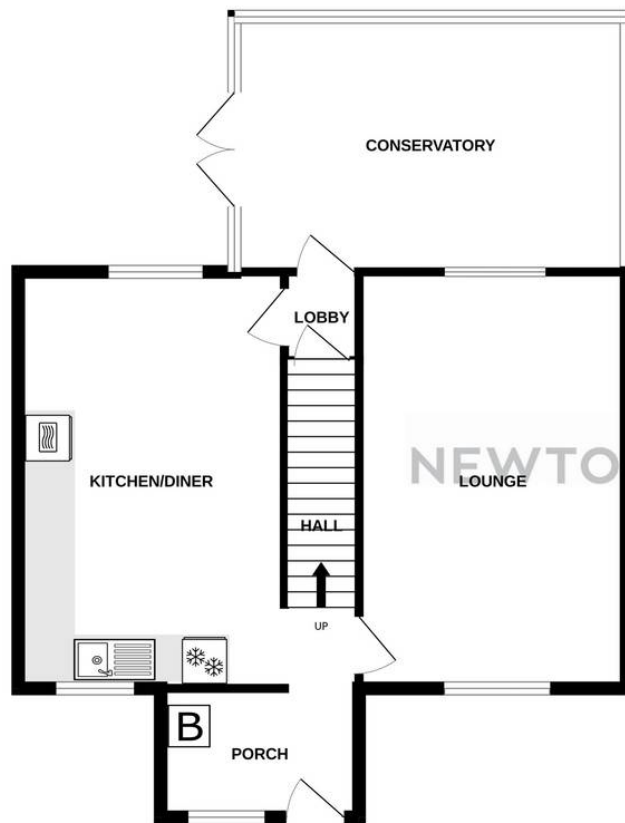
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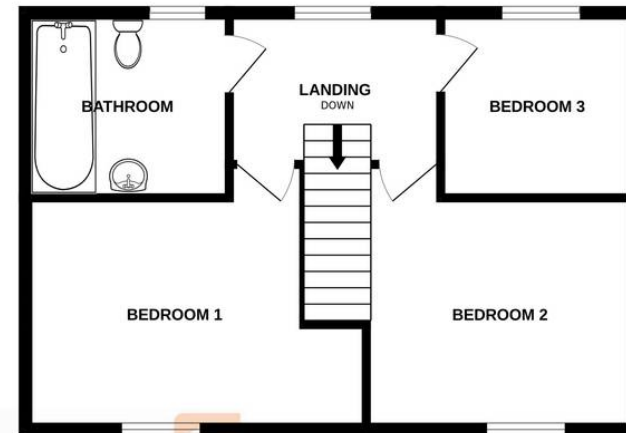




GROUND FLOOR



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

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