



**Connells**

North Parade  
Grantham





### Property Description

This elegant Georgian Grade II listed townhouse offers a wonderful combination of character, space and versatility, arranged over four impressive floors in one of Grantham's most desirable areas. Perfectly placed within walking distance of the King's Grammar School, Kesteven and Grantham Girls' School, and the town centre, it provides an ideal setting for family life.

Rich in period detail, the home features high ceilings, original fireplaces, decorative coving and deep skirting boards. The ground floor includes a welcoming entrance hall, light-filled lounge, formal dining room, a cosy snug or family area, and a cloakroom. From this level, a door opens onto a private courtyard garden that offers a peaceful place to relax or entertain.

The lower ground floor hosts a spacious full-width basement kitchen with ample room for cooking and dining, offering great potential to create a stylish family space.

Upstairs are four double bedrooms, including a master with en-suite, along with a family bathroom and separate shower room. From the top floor there are far-reaching views across Grantham towards the spire of St Wulfram's Church.

Offered with no onward chain, this charming townhouse is close to shops, restaurants, leisure facilities and fast rail links to London King's Cross in around an hour, with easy access to the A1 and A52.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Basement

### Kitchen

14' 1" x 9' 10" ( 4.29m x 3.00m )

With windows to the front, wood laminate flooring, two large built in cupboards, worktop, gas hob, gas oven.

### Dining Room

13' 5" x 11' 6" ( 4.09m x 3.51m )

With windows to the front, large built in cupboard, fire place, stairs leading to the ground floor.

## Ground Floor

### Entrance Hall

With doors leading to the lounge, dining room, w.c, access to the snug area, stairs leading to the basement, stairs leading to the first floor, door leading to the rear.

### Lounge

18' 1" x 11' 2" ( 5.51m x 3.40m )

With a window to the front, wood flooring, radiator, fire place.

### Snug

14' 1" x 9' 2" ( 4.29m x 2.79m )

With a window to the front.

### Dining Room

11' 6" x 11' 2" ( 3.51m x 3.40m )

With a window to the rear, wood laminate flooring, radiator, fire place.

## W.C

With a wash hand basin and a w.c.

## First Floor

### Landing

With doors leading to two bedrooms, bathroom, shower room, stairs leading to the ground floor, stairs leading to the second floor.

### Bedroom Two

14' 1" x 13' 1" ( 4.29m x 3.99m )

With a window to the front, fire place, radiator, wood laminate flooring.

### Bedroom Three

14' 9" x 11' 6" ( 4.50m x 3.51m )

With a window to the front, fire place, radiator.

### Bathroom

7' 10" x 6' 7" ( 2.39m x 2.01m )

With a window to the rear and side, wash hand basin, bath, w.c, wood laminate flooring.

### Shower Room

10' 10" x 5' 3" ( 3.30m x 1.60m )

With a window to the rear, wash hand basin, w.c, radiator, wood laminate flooring.









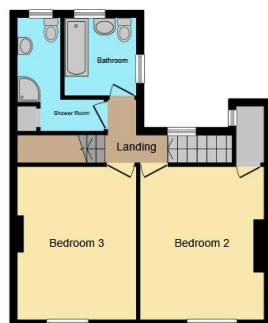




**Basement**



**Ground Floor**



**First Floor**



**Second Floor**

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). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: E Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309240](http://connells.co.uk/Property/GRM309240)**



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