



Harrowby Close, GRANTHAM NG31 9HU

welcome to

Harrowby Close, GRANTHAM

A well-presented two-bedroom terraced home tucked away in a quiet cul-de-sac, featuring a spacious lounge, large conservatory/sunroom, private garden and two double bedrooms. Ideal for first-time buyers or investors, with excellent access to local amenities and the town centre.



Lounge

10' 9" x 14' 11" (3.28m x 4.55m)

Kitchen

12' 1" x 6' 8" (3.68m x 2.03m)

Conservatory/Sunroom

14' 9" x 9' 10" (4.50m x 3.00m)

Bedroom One

11' 8" x 9' 4" Widest Point (3.56m x 2.84m Widest Point)

Bedroom Two

11' 8" Widest Point x 8' 5" (3.56m Widest Point x 2.57m)

Family Bathroom

8' 4" x 4' 8" (2.54m x 1.42m)

Notes

Grantham is a popular market and grammar school town offering an excellent range of amenities, including shops, supermarkets, restaurants, leisure facilities, cinema, theatre and regular markets. The town benefits from superb transport links, with direct rail services to London King's Cross in around 65 minutes and easy access to the A1.

Situated in a quiet residential cul-de-sac just off Belton Lane, Harrowby Close is within walking distance of the town centre and close to the stunning grounds of Belton House. The surrounding countryside provides excellent opportunities for walking and outdoor pursuits, while the nearby centres of Newark, Nottingham, Stamford and Peterborough are all easily accessible. The Lincolnshire coast can also be reached in approximately 90 minutes for days out by the sea.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



view this property online williamhbrown.co.uk/Property/GST114723



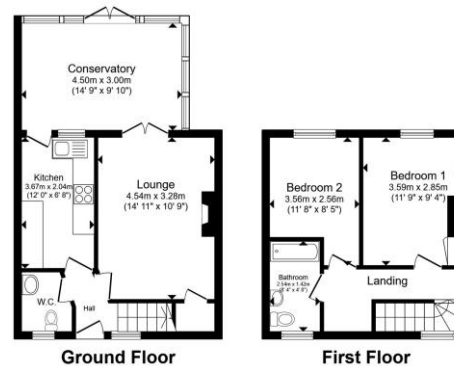
welcome to

Harrowby Close, GRANTHAM

- Two Bedroom Terraced House
- Quiet Cul-de-Sac Location
- Ideal First Time Buyer or Investment Property
- Large Conservatory/Sunroom Overlooking the Rear Garden
- Private Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A



Total floor area 73.4 m² (790 sq.ft.) approx.
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.propertybox.io



guide price

£145,000 - £155,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114723



Property Ref:
GST114723 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk