



1 Brittain Drive,  
Grantham. NG31 9JY



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**£200,000**

- Just Off New Beacon Road
- Modernised Semi Detached House
- Hall & Ground Floor WC
- Two Reception Rooms
- Kitchen & Large Utility Room
- Three Bedrooms
- Bathroom & Separate WC
- Gas Central Heating & replacement DG
- Driveway Parking & Garden
- Freehold – EPC Rating D





A nicely modernised semi-detached house situated just off New Beacon Road and offering easy access to a range of amenities. The property offers surprisingly spacious and comfortable living space to include a lounge with bay window, dining room with an archway opening to the kitchen, a larger than average utility room, ground floor WC, THREE BEDROOMS, a bathroom and separate WC. Gas fired central with a Worcester combination boiler is installed and replacement uPVC windows and doors help with heating costs. There is driveway parking and a good sized rear garden with a useful store offers scope for further landscaping.

## ACCOMMODATION

### ENTRANCE PORCH

An enclosed entrance porch with outer and inner doors.

### ENTRANCE HALL

1.8m x 3.93m (5'11" x 12'11")

With uPVC double glazed window to the side aspect, staircase off to the first floor, radiator and thermostat.

### CLOAKROOM

0.75m x 1.83m (2'6" x 6'0")

With uPVC double glazed window to the front aspect, low level WC., vanity was basin.







## LOUNGE

3.94m x 4.25m (12'11" x 13'11")

Having a uPVC double glazed bay window to the front elevation, radiator and double doors to the dining room.

## DINING ROOM

2.81m x 3m (9'2" x 9'10")

Having uPVC double glazed window to the rear and radiator. An open archway leads through to the kitchen.

## KITCHEN

2.79m x 2.99m (9'2" x 9'10")

Having a range of base cupboards with working surfaces over, inset Asterite style one and a half bowl sink, tiled splashbacks, uPVC double glazed window to the rear aspect, space for slot-in electric cooker and a pantry cupboard with small uPVC double glazed window to the side.

## UTILITY ROOM

1.75m x 4.76m (5'8" x 15'7")

A good sized utility room with a range of base cupboards with working surfaces and wall cupboards, further storage cupboards, uPVC half glazed door to the side, uPVC double glazed window to the rear, space and plumbing for washing machine.

## FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation.

## BEDROOM 1

3.25m x 4.26m (10'8" x 14'0")

Maximum measurements. Having uPVC double glazed window to the front elevation, radiator and built-in wardrobe cupboard.

## BEDROOM 2

3.03m x 3.32m (9'11" x 10'11")

With uPVC double glazed window to the rear elevation and radiator.

## BEDROOM 3

2.57m x 3.33m (8'5" x 10'11")

With uPVC double glazed window to the front elevation, over stairs storage cupboard, radiator.



## BATHROOM

1.62m x 2.43m (5'4" x 8'0")

With uPVC obscure double glazed window to the rear elevation, a modern suite comprising a 'P' shaped panelled bath with electric shower over and glazed screen and pedestal wash basin, chrome heated towel rail and built-in cupboard housing the Worcester gas fired combination boiler.

## SEPARATE WC

With uPVC obscure double glazed window to the side elevation and low level WC.

## OUTSIDE

The property stands behind a nicely fenced front garden which provides an attractive paved seating area and there is driveway parking. Gated side access leads to the rear garden which is laid generally to grass with fencing to the boundaries, garden tap, useful precast garage for non vehicular storage purposes and outside lighting.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band A.

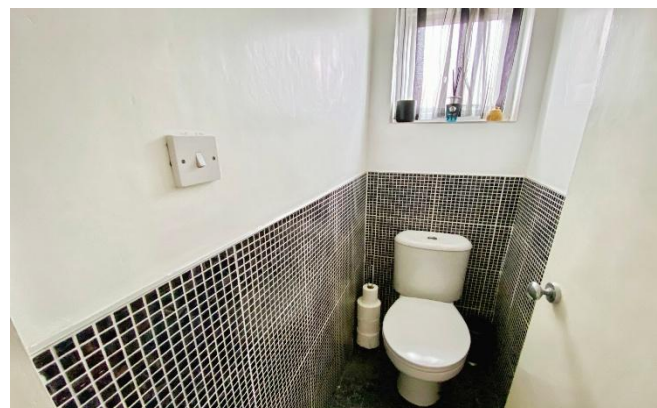
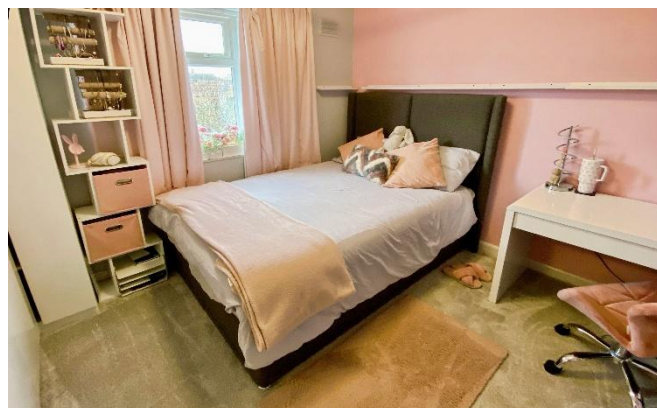
## DIRECTIONS

From High Street proceed south taking the left turn at the traffic lights onto Avenue Road. Follow this road onto Stonebridge Road, Beacon Lane and New Beacon Road. Take the second right turn onto Brittain Drive and the property is on the left-hand side.

## GRANTHAM

The property is situated within easy reach of the town centre. It is within a short distance of Harrowby Lane where there is a shopping parade plus further amenities including Co-op, doctor's surgery and Tesco also off Harrowby Lane.

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.

### 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.

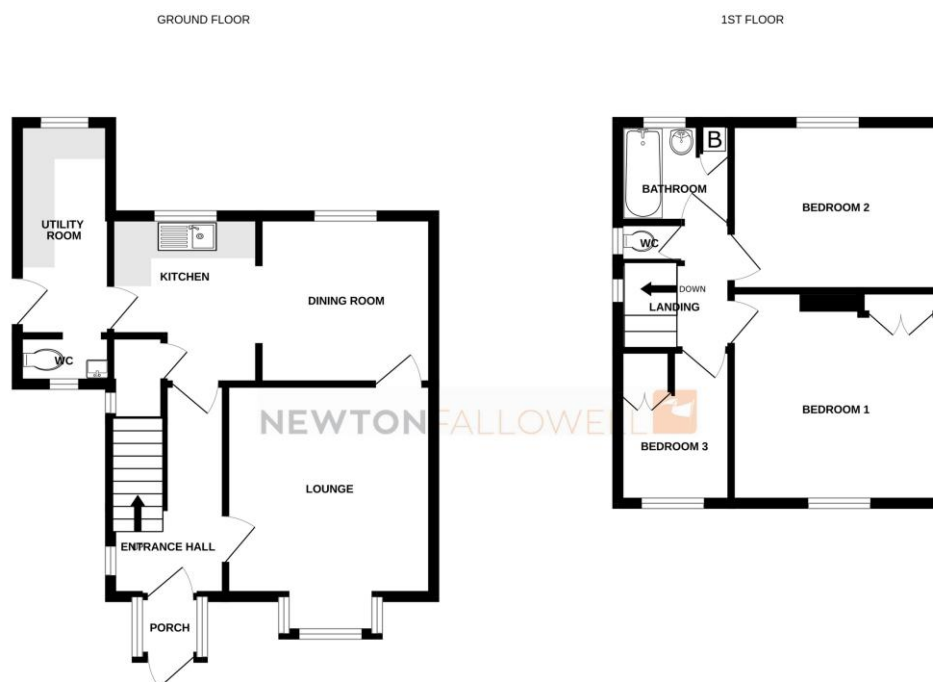
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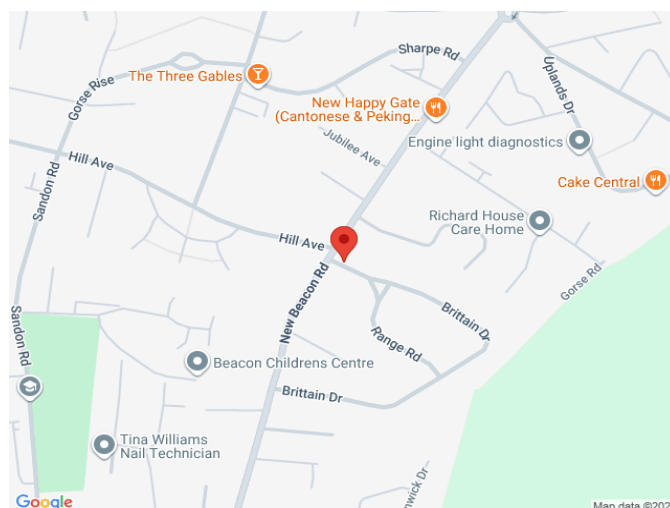




# Floorplan



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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