



Sunningdale, Grantham



- Modern Semi Detached House
- Hall and Cloakroom/WC
- Lounge
- Separate Dining Room

- Fitted Kitchen
- Three Bedrooms
- Freehold
- EPC rating C



A modern semi detached house situated in the ever-popular Sunningdale Estate and close to local shops and a bus service stop. The property is situated off a short private drive serving a small number of homes and offers well planned accommodation briefly comprising as follows:

Entrance hall, cloakroom/WC, lounge, dining room, kitchen, THREE BEDROOMS and a bathroom/WC. There is driveway parking together with a good sized rear garden. With a C rated Energy Performance Certificate the house should be reasonably economical to run and will appeal to first time purchasers of investment buyers alike. NO CHAIN.

ENTRANCE HALL

With uPVC entrance door, stairs rising to the first floor landing, radiator.

CLOAKROOM / WC

1.7m x 0.86m (5'7" x 2'10")

With uPVC obscure double glazed window to the front elevation, low level WC., corner wash handbasin, radiator.

LOUNGE

3.93m x 3.78m (12'11" x 12'5")

Having uPVC double glazed window to the front elevation, feature fireplace, under stairs storage cupboard, radiator and glazed double doors to:

DINING ROOM

3.25m x 2.34m (10'8" x 7'8")

With uPVC double glazed French doors to the garden, radiator and archway to:



KITCHEN

3.25m x 2.24m (10'8" x 7'4")

With uPVC double glazed window to the rear elevation, part uPVC double glazed door to the side elevation, a range of base level cupboards with work surfaces over with matching eye level cupboards, inset sink and drainer, integrated oven and hob with extractor over, space and plumbing for washing machine, Ideal Logic wall mounted central heating boiler, tiled splashbacks, tiled floor.

FIRST FLOOR LANDING

With large linen cupboard, radiator and loft hatch access.

BEDROOM ONE

3.84m x 2.87m (12'7" x 9'5")

With uPVC double glazed window to the front elevation, radiator.

BEDROOM TWO

2.67m x 2.26m (8'10" x 7'5")

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

BEDROOM THREE

2.26m x 2m (7'5" x 6'7")

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

BATHROOM / WC

1.98m x 1.88m (6'6" x 6'2")

With uPVC obscure double glazed window to the side elevation, a white suite comprising panelled bath with shower and screen over, wash handbasin and low level WC., radiator, tiling to wet areas, extractor fan.

OUTSIDE

The property stands behind an open plan front garden and there is an additional area of garden opposite the house. There is a tarmac and paved driveway providing off-road parking and there is gated side access to the rear garden. The rear garden is of a good size and includes a paved patio, lawn, slate border, garden tap and 6ft close boarded fencing to the boundaries. The garden is 47'0" long by 24'8" wide.



SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Take the right turn at the Manthorpe Road traffic lights on to Belton Lane and continue along eventually taking the right turn on to Sunningdale. The property is just past the turning for Lytham Close on the left-hand side set back from the road along a shared access road.

GRANTHAM

There is a local bus service available and convenience store on Sunningdale. 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.

AGENTS NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

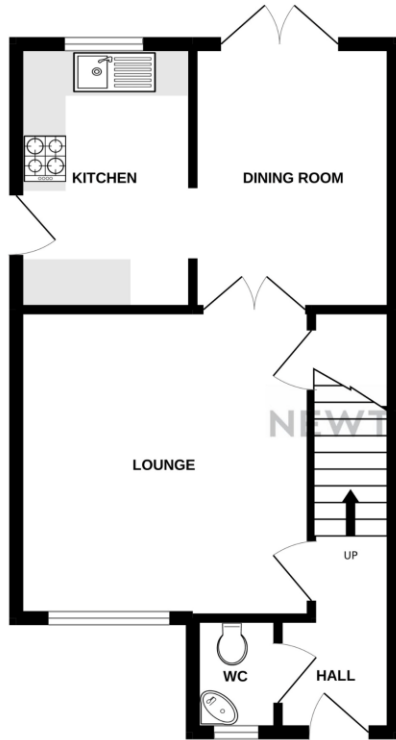
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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.

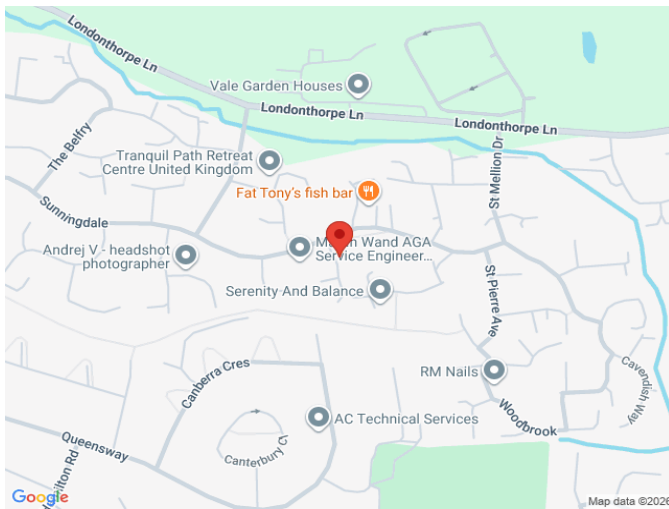
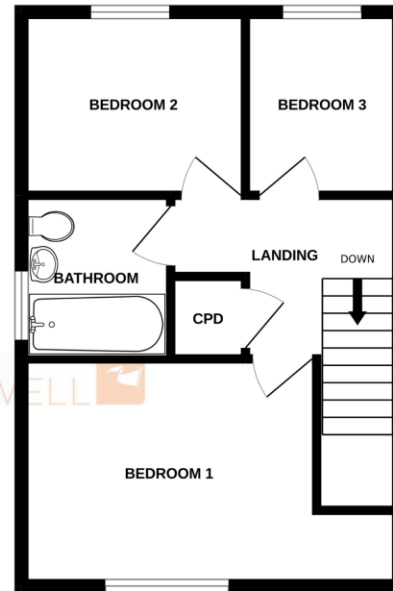


Floorplan

GROUND FLOOR



1ST FLOOR



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