



45 Signal Road, Grantham

Guide Price £575,000 - £600,000

 **NEWTON FALLOWELL**

45 Signal Road

Grantham

Imposing detached period home with modern updates, 4 double bedrooms, 3 receptions, private gardens, garage, loft potential, near schools and Grantham station

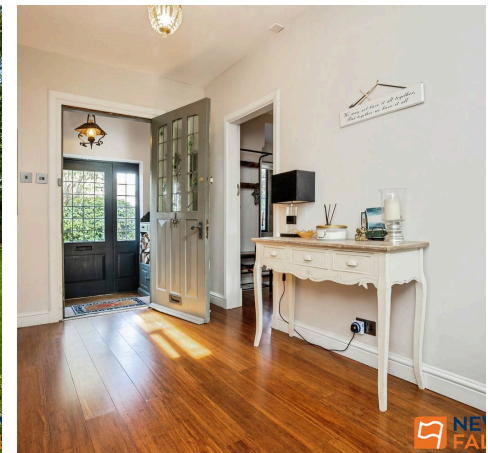
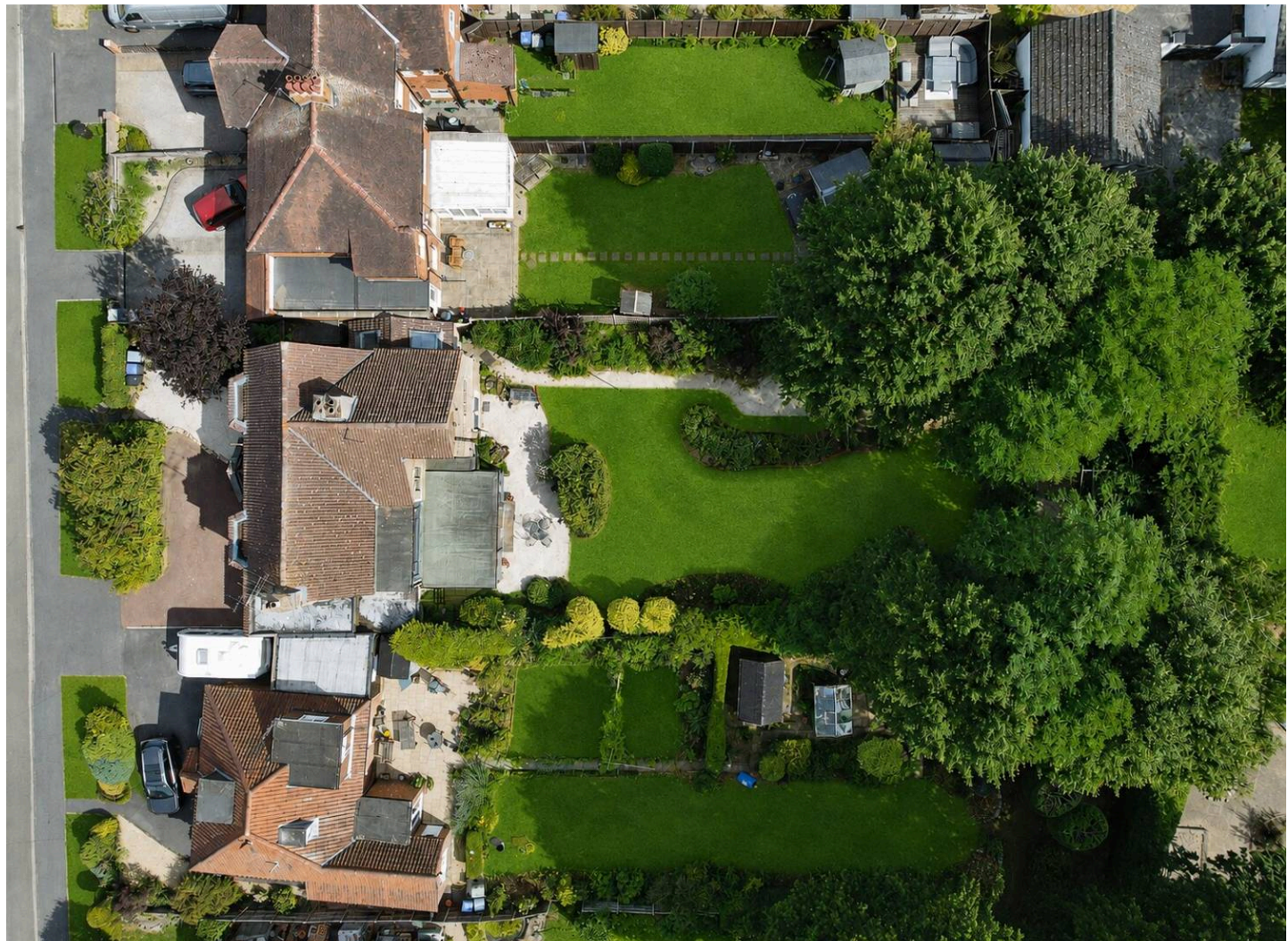
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 1929 Period Residence
- Approx 2,606 SqFt Of Accommodation
- Modern Dining Kitchen
- Three Reception Rooms
- Four Double Bedrooms
- Master Bedroom Suite With En-Suite and Walk-in-Wardrobe, Bedroom Two with En-Suite
- Period Family Bathroom
- 2 Additional WCs
- Architecturally Designed
- Close To Town Centre & Local Amenities
- Private Rear Garden
- Fantastic Transport Links





ENTRANCE PORCH & HALL

A welcoming stone entrance porch opens into a central reception hallway featuring rich timber panelling, beamed ceilings, and classic architectural detail that sets an inviting tone for the home

SITTING ROOM / LIBRARY

13' 9" x 11' 9" (4.19m x 3.57m)

Positioned to the front of the home, this refined space features a bay window with stone mullions, leaded glazing, fireplace and bespoke built-in cabinetry, making it an ideal peaceful retreat, study or snug reading room

LIVING ROOM

17' 9" x 13' 10" (5.41m x 4.21m)

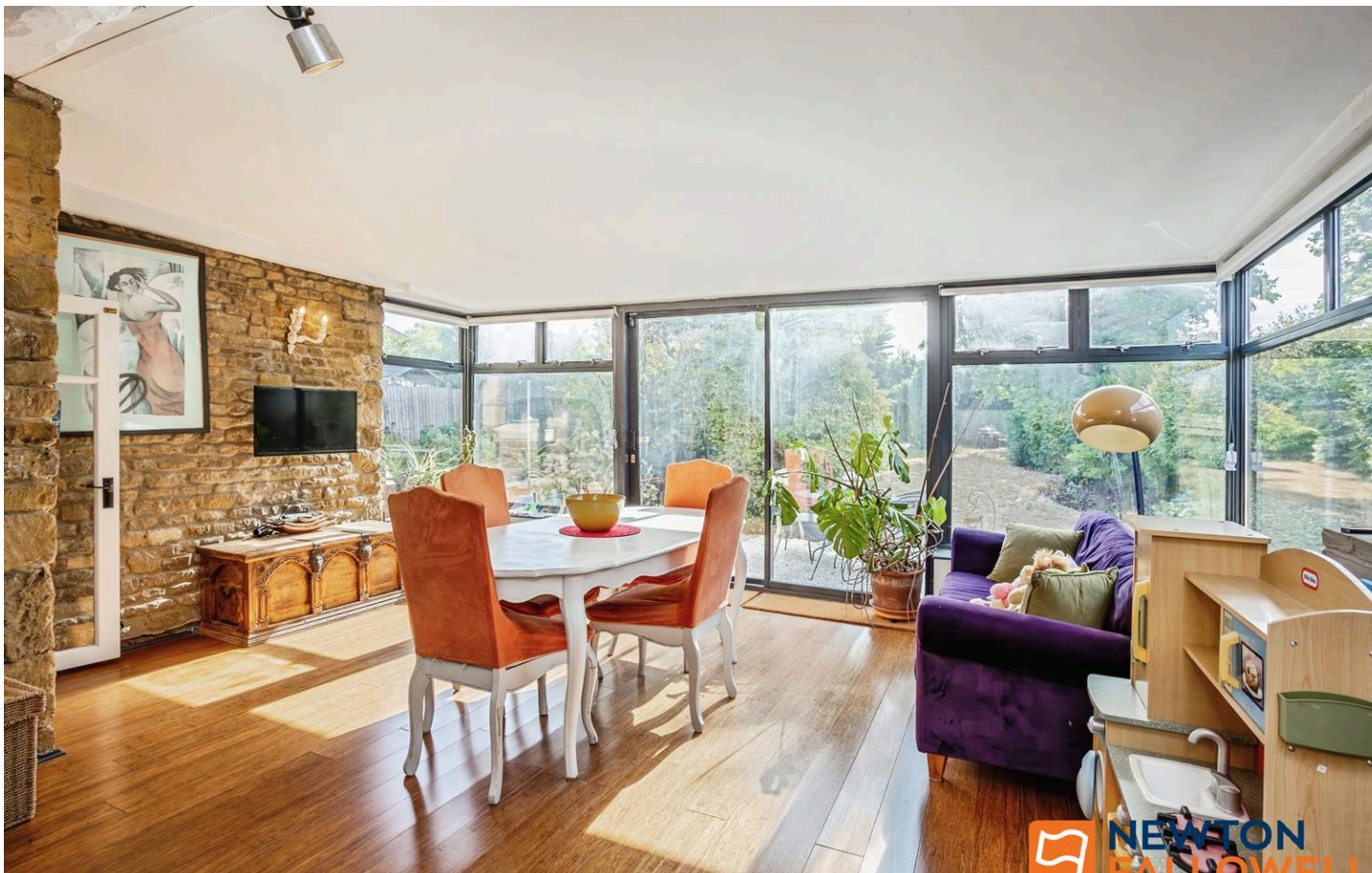
A beautifully appointed and generously proportioned lounge, offering an elegant yet welcoming space for both relaxing and entertaining. The room features exposed ceiling beams, attractive hardwood flooring and a striking feature fireplace with a decorative surround and log burner, creating a real focal point. A large bay window floods the room with natural light, complemented by a further window to the side elevation. A particularly appealing feature is the custom designed full height bifold doors, which can be opened to seamlessly connect the lounge with the adjoining Family Room and onto the garden. When opened, the two rooms create an impressive, expansive entertaining space, ideal for hosting family and friends or larger gatherings, whilst retaining the flexibility to close the rooms off when required.



FAMILY ROOM

18' 9" x 17' 8" (5.72m x 5.38m)

Adjoining the living room, this versatile space offers the flexibility to act as a formal dining area, music room, or play space. Designed with modern family life in mind, it can be opened up to the main living room to form a substantial, flow-through reception space perfect for large-scale entertaining, whilst also opening out onto the garden patio.



KITCHEN / DINER

19' 4" x 14' 1" (5.89m x 4.30m)

Serving as the social hub of the home, this contrasting sleek kitchen has been tastefully updated with Italian contemporary glossy anthracite cabinets, quartz worktops, and integrated modern appliances. The room balances clean modern lines against the property's historic frame, featuring a central breakfast island and ample space for everyday dining. Conveniently located off the kitchen, there is the original 1920s walk-in pantry that offers traditional cool food storage, generous shelving, and practical utility space that preserves the main kitchen's sleek aesthetic.

UTILITY ROOM

16' 0" x 5' 0" (4.88m x 1.53m)

An exceptionally large, highly practical utility and laundry space equipped with a range cooker, extensive fitted units, dishwasher and space for washer and dryer plus secondary sink facilities. It also boasts direct doorway access from the front of the property, courtyard and to the rear.

CLOAKROOM

Located off the main ground floor hallway, this recently updated guest cloakroom is fitted with a modern low-level W.C. and a elegant wash hand basin

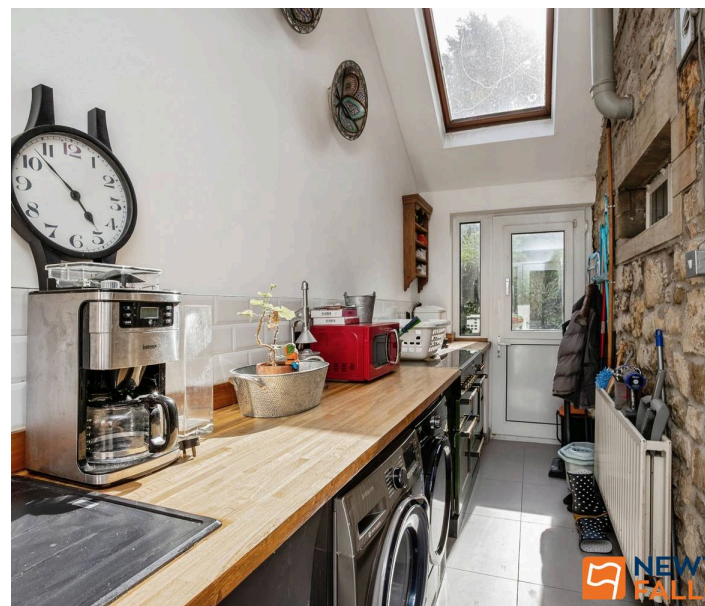
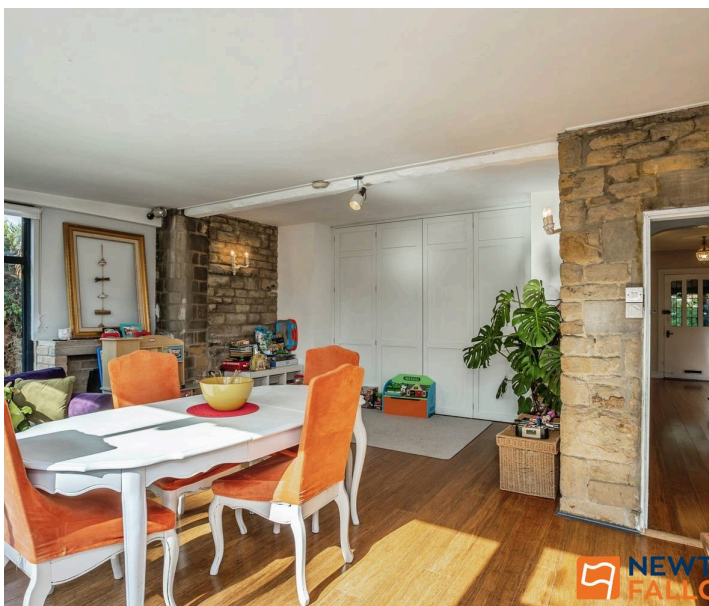
FIRST FLOOR LANDING

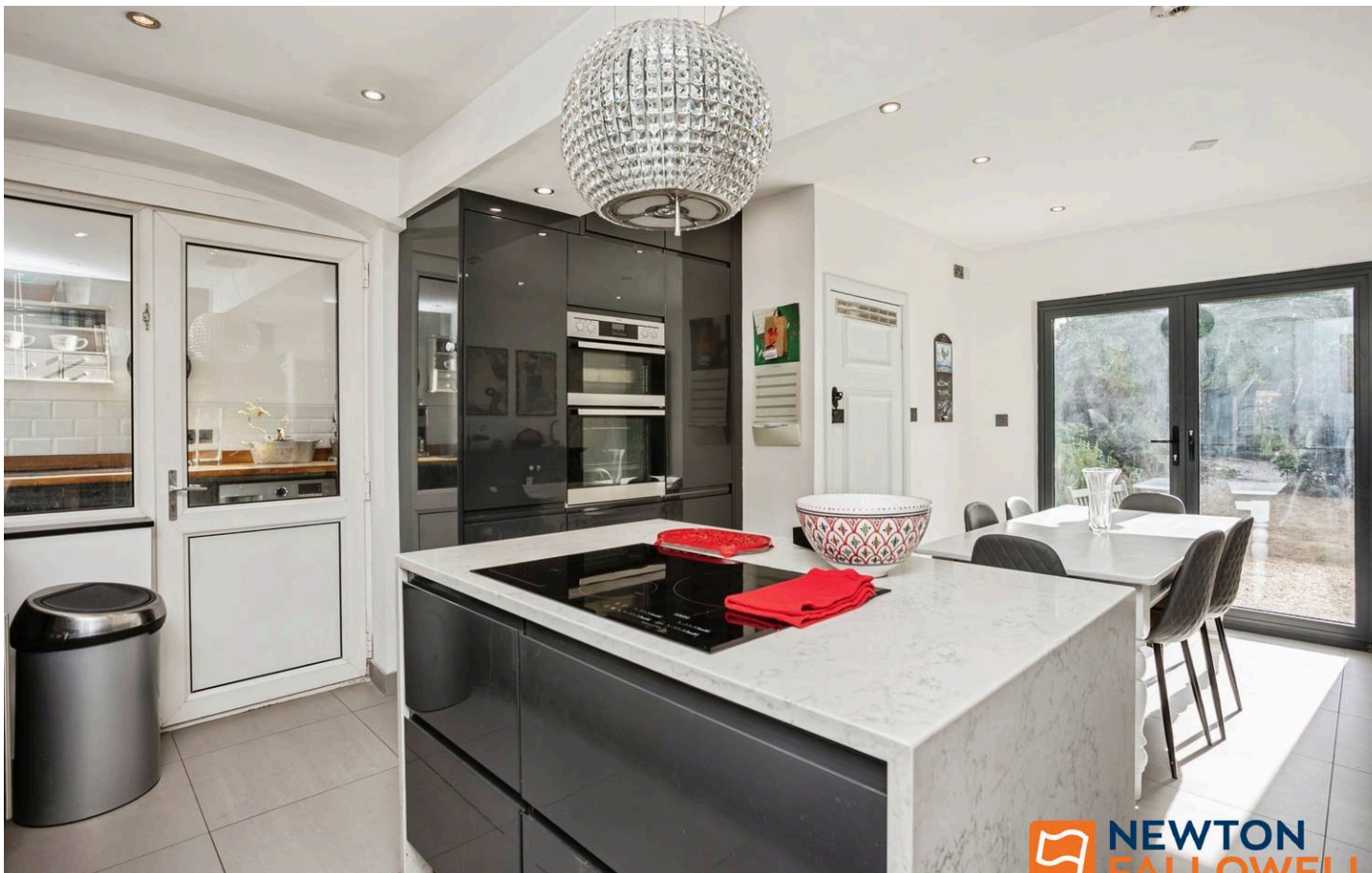
A wide, light-filled landing area flooded with natural light from large windows. Providing a grand circulation space, it effortlessly links the principal bedrooms, family bathroom, and additional storage areas.

BEDROOM ONE

14' 1" x 9' 11" (4.28m x 3.03m)

A serene master sanctuary positioned to enjoy picturesque views across the rear garden through a broad picture window. The suite boasts a dedicated walk-in wardrobe with comprehensive hanging space, alongside a stylish, modern en-suite shower room featuring contemporary tiling and premium fixtures.





EN-SUITE

5' 10" x 5' 7" (1.78m x 1.70m)

A sleek, fully updated en-suite shower room servicing the principal bedroom, finished with contemporary stone-effect wall tiling, a modern walk-in shower enclosure with a rainfall head, a floating vanity wash basin, and a chrome heated towel rail

BEDROOM TWO

13' 11" x 11' 8" (4.23m x 3.56m)

A generous, light-filled double bedroom benefiting from a classic front-facing bay window. Designed with visiting guests in mind, it features its own newly appointed en-suite shower room finished in a crisp, modern style.

EN-SUITE

8' 5" x 4' 4" (2.57m x 1.32m)

A stylish, newly appointed private en-suite shower room dedicated entirely to the second bedroom, finished with sleek modern fittings, a walking shower, premium sanitary ware, and contemporary travertine tiling for complete self-contained luxury

BEDROOM THREE

10' 4" x 10' 4" (3.15m x 3.15m)

A well-proportioned double bedroom benefiting from bright neutral decor, built in wardrobes and leaded double-glazed stone mullion windows

BEDROOM FOUR

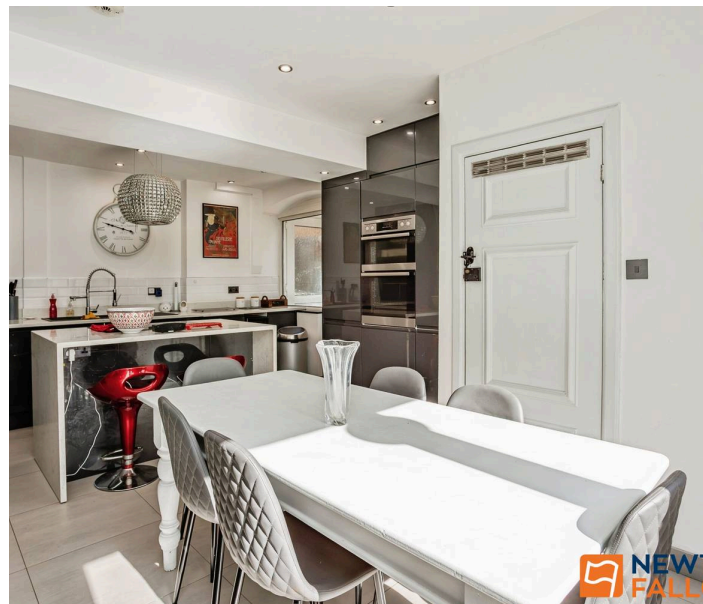
14' 0" x 10' 8" (4.27m x 3.26m)

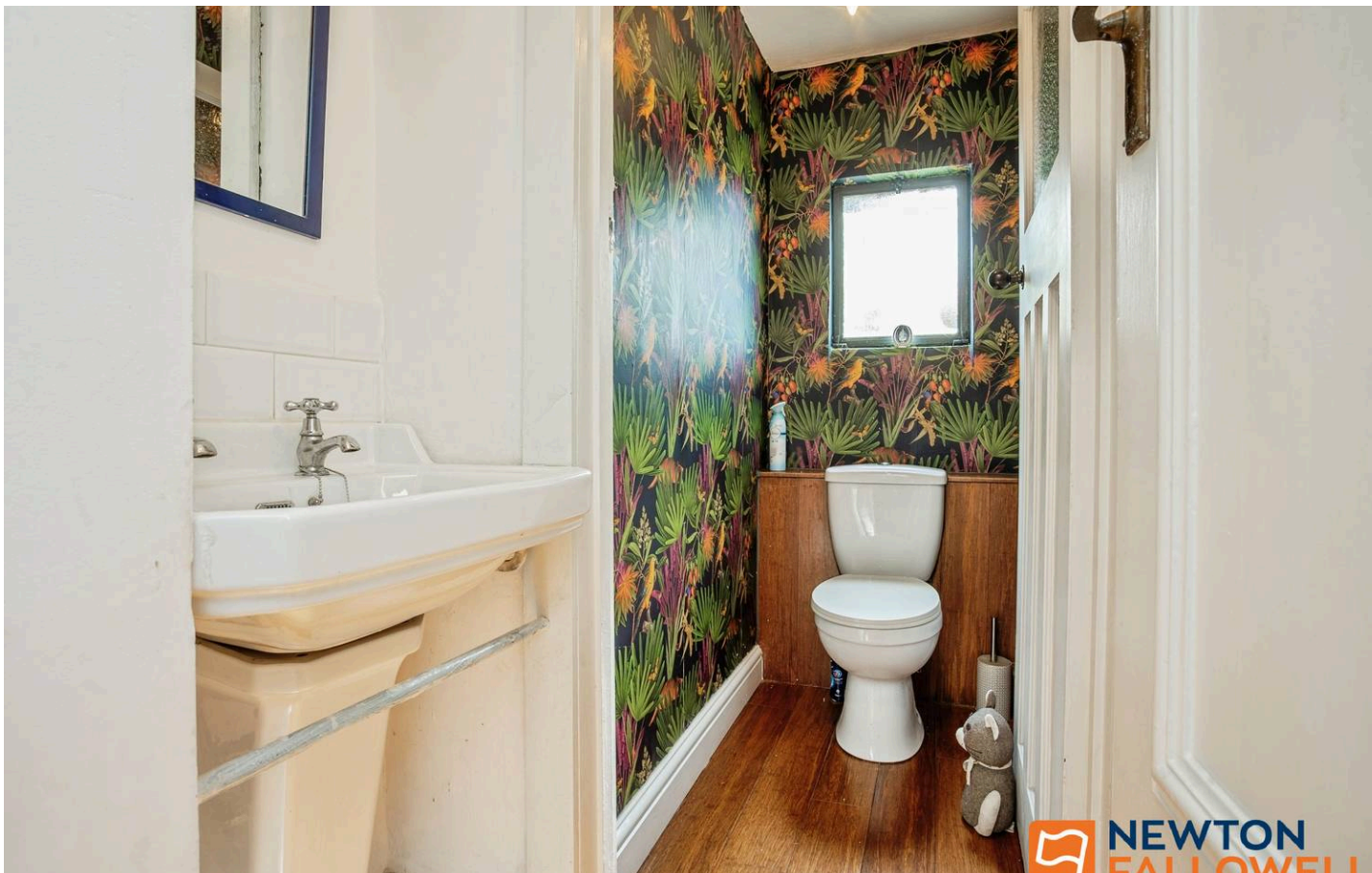
A fourth light-filled double bedroom, with a large stone mullion double glazed leaded bay window and built in wardrobes, offering flexible accommodation suitable as a nursery, guest room, or secondary study

FAMILY BATHROOM

8' 4" x 6' 10" (2.54m x 2.08m)

A beautifully styled suite pairing historic charm with modern luxury, featuring a freestanding roll-top bath with telephone shower attachment, designer period-style console wash hand basin with ceramic legs, decorative geometric tiled flooring, Metro wall tiles, and leaded stone mullion windows





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SEPARATE W/C

An additional separate W.C. located off the landing to ease busy family mornings

DRESSING ROOM / WALK-IN STORAGE

A substantial walk-in storage closet accessed directly from the main landing, providing exceptional secondary wardrobe space or linen storage

LOFT SPACE

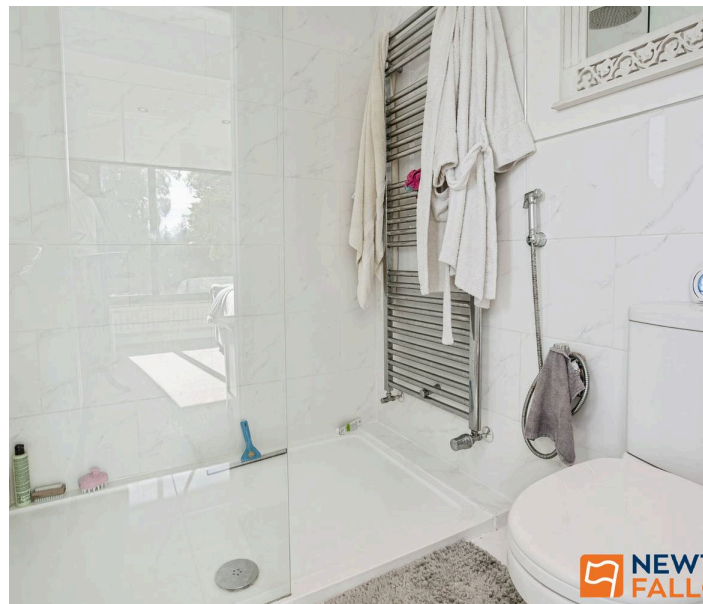
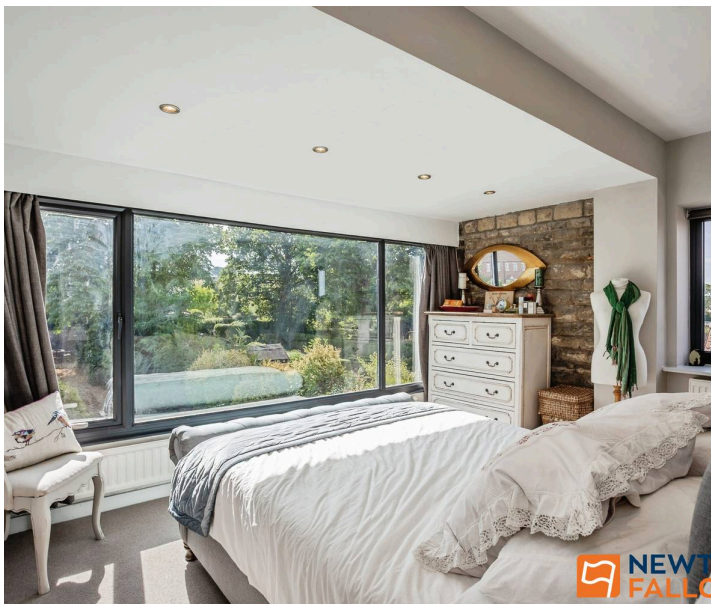
Spanning the upper roofline of the residence, this expansive attic area currently provides valuable storage space. Existing architect-designed plans allow for a conversion to create two further bedrooms, including a bedroom suite with a dressing room and an en-suite bathroom (subject to necessary planning consents), offering outstanding potential for future expansion.

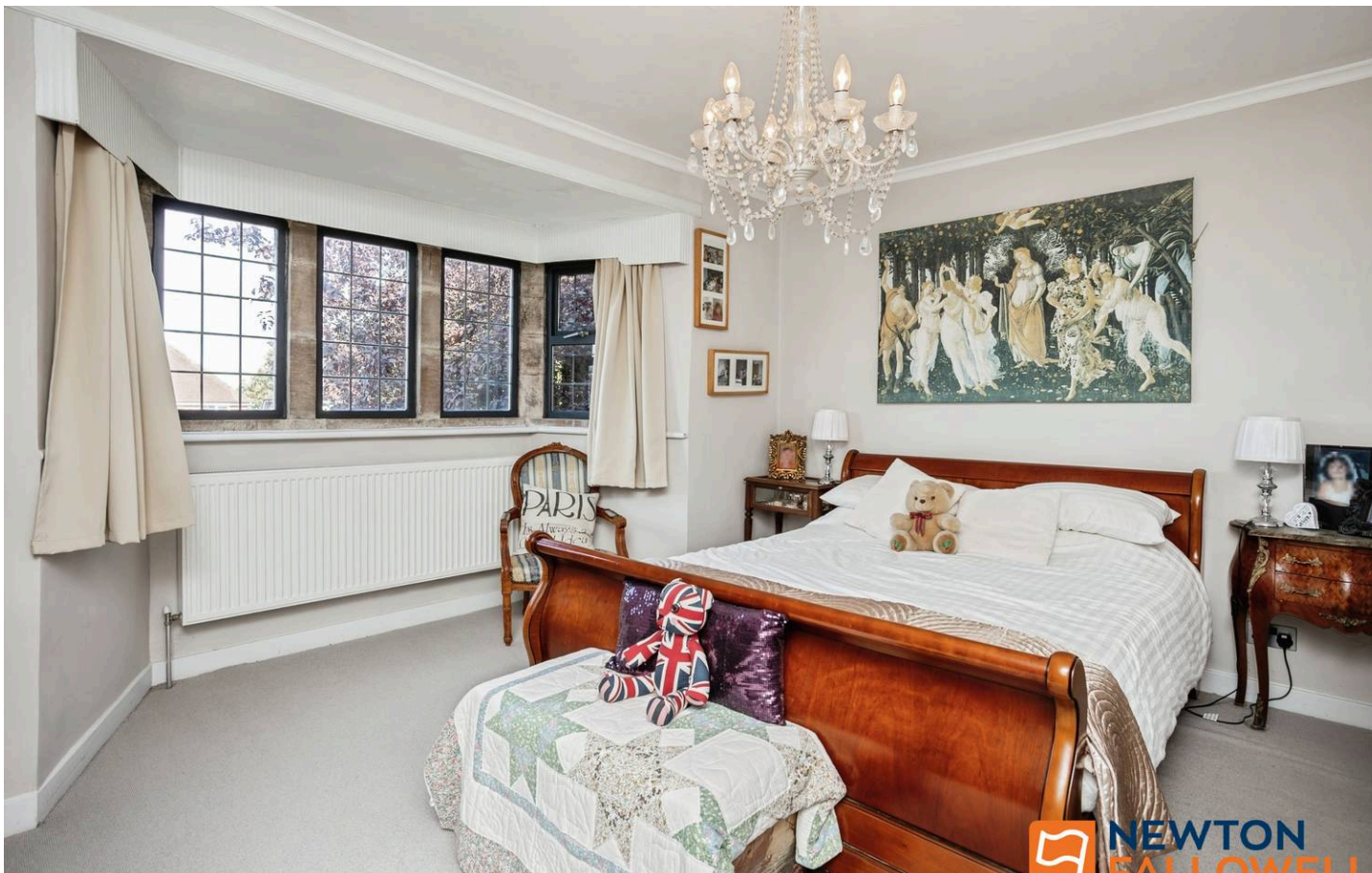
COURTYARD / LOG STORE

A private, sheltered stone service courtyard situated between the house and front grounds, accessed via a front gate and via the utility room, provides a secure space including a dedicated log shed for stove firewood storage.

GARAGE

Set back behind a low stone wall and mature screen hedging, the property features a private driveway with off-road parking for 3+ vehicles. The substantial single garage offers vehicle or workshop storage and features a rear pedestrian door directly into the main garden





LOCATION

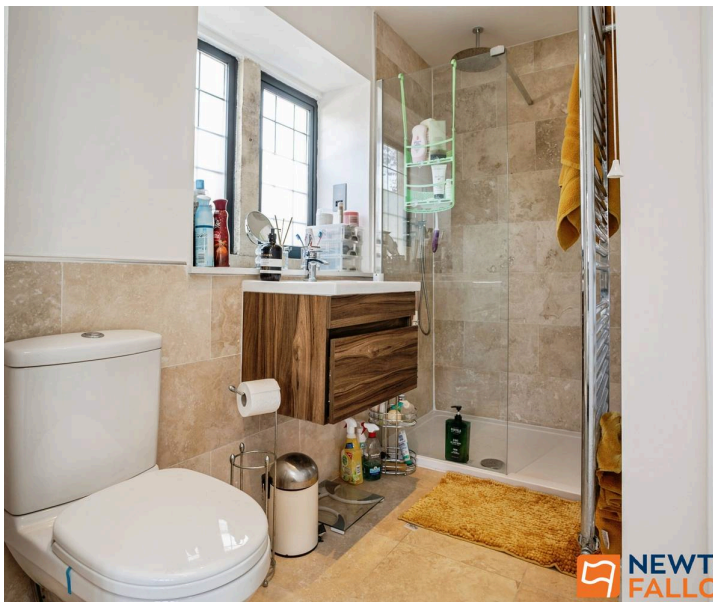
Signal Road is ideally positioned within this popular residential area of Grantham, providing excellent access to a wide range of everyday amenities and local schooling. A number of primary schools are within easy reach, including Harrowby Church of England Primary School, Little Gonerby Church of England Primary Academy and Belton Lane Community Primary School, while well-regarded secondary options include Kesteven and Grantham Girls' School and The King's School. Grantham College is also conveniently situated nearby. The town centre is approximately one mile away, offering a good selection of shops, supermarkets, cafés, restaurants and leisure facilities, with Grantham railway station providing regular services towards London King's Cross and other major destinations. The area also benefits from convenient access to the A1, making it well placed for commuters and those travelling further afield.

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.

NOTE

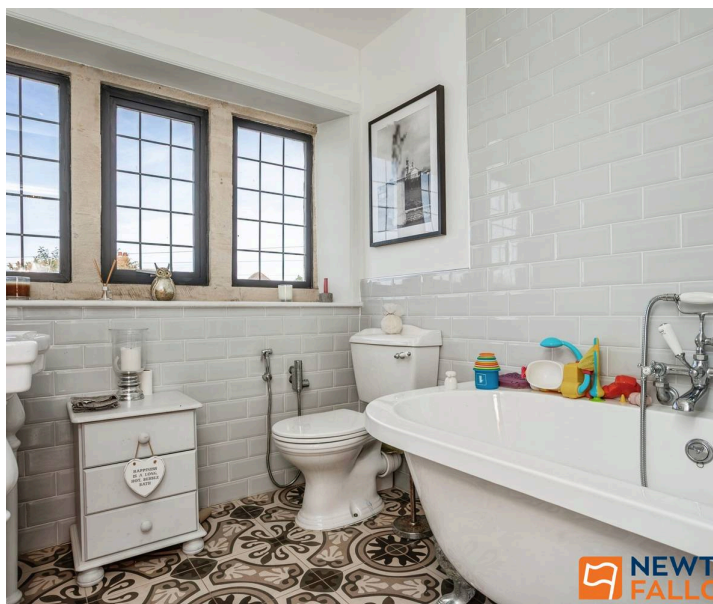
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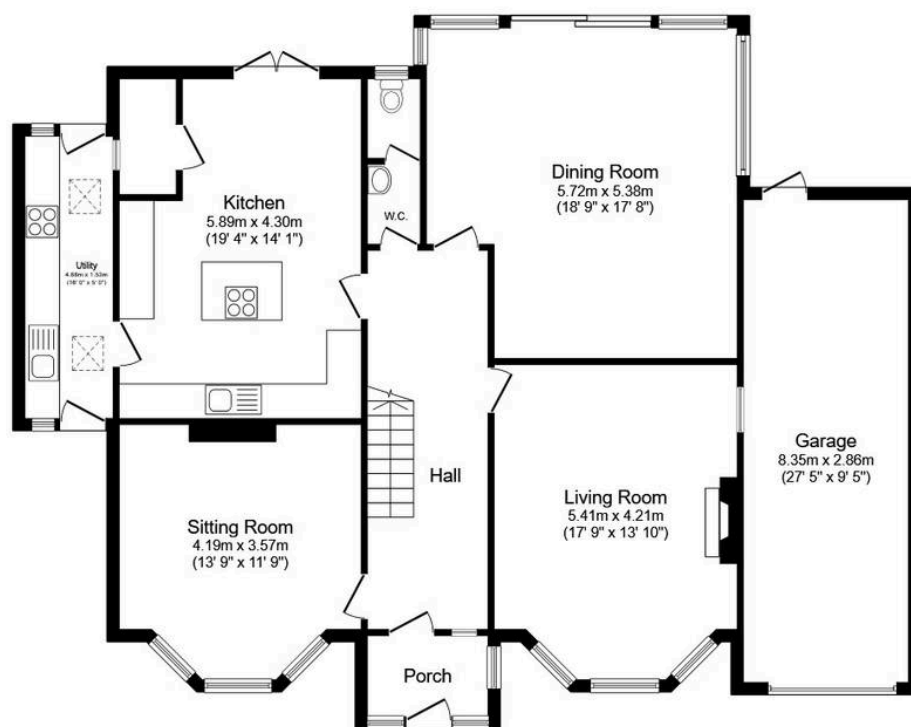
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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks









Ground Floor



First Floor

Total floor area 236.8 sq.m. (2,549 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).

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