



Sidney Street, Grantham



- Two Double Bedrooms
- Three Reception Rooms
- Beautifully Presented Throughout
- Ample Living Accommodation
- Close To Grantham Town Centre
- Low-Maintenance Rear Garden
- Freehold
- EPC rating D



An elegant and immaculately presented home, this exceptional property is offered to the market in true show home condition, providing a rare opportunity for a purchaser to move in and immediately enjoy both style and comfort. Ideally positioned within easy reach of the centre of Grantham, the house benefits from close proximity to a comprehensive range of local amenities, transport links and schooling.

The interior is thoughtfully designed, combining a contemporary aesthetic with high-quality fixtures and fittings throughout. The accommodation is both well-proportioned and versatile, arranged to suit modern living. On the ground floor, a welcoming lounge provides a refined yet comfortable setting, complemented by a separate dining room ideal for both everyday use and entertaining. The kitchen is finished to a high standard, offering a sleek and functional space. In addition, a versatile reception room provides flexibility as a home office, study or additional living area. Upstairs, there are two well-appointed bedrooms, each presented to an excellent standard, together with a stylish family bathroom.

Externally, the property benefits from an attractive sun terrace, creating a delightful space for outdoor dining and relaxation.

This is a superbly maintained home of considerable appeal, perfectly suited to those seeking a turnkey property in a convenient and well-connected location.



ACCOMMODATION

LIVING ROOM

3.34m x 3.29m (11'0" x 10'10")

Entered via a wooden front door, this inviting lounge features a double-glazed sash window with shutters overlooking the front aspect. The room benefits from oak flooring, a decorative fireplace recess set on a marble hearth, built-in alcove shelving, a storage cupboard, radiator, and an elegant ceiling rose.

INNER HALLWAY

Steps lead down to a spacious under-stairs storage cupboard. The hallway includes tiled flooring, a traditional-style radiator, and stairs rising to the first-floor landing.

DINING ROOM

3.34m x 3.33m (11'0" x 10'11")

Positioned to the rear, the dining room enjoys a double-glazed window, tiled flooring, a feature fireplace recess with a granite hearth, and a radiator.

KITCHEN

3.34m x 1.99m (11'0" x 6'6")

Fitted with a range of base units complemented by granite and wooden work surfaces. The kitchen includes a four-ring ceramic hob with a stainless steel chimney extractor above, an integrated oven below, and a one-and-a-half bowl sink with mixer tap. Finished with tiled flooring.

RECEPTION ROOM / OFFICE

2.55m x 1.91m (8'5" x 6'4")

Located just off the kitchen, this versatile space features a rear-facing double-glazed window and a side door providing external access. Additional features include a radiator and tiled flooring.

FIRST FLOOR LANDING

With access to the loft and a radiator. Doors lead to all first-floor rooms.

BEDROOM ONE

3.36m x 3.34m (11'0" x 11'0")

A well-proportioned double bedroom with a front-facing double-glazed sash window and radiator.



BEDROOM TWO

3.35m x 2.36m (11'0" x 7'8")

A comfortable second bedroom featuring a rear-facing double-glazed window and radiator.

FAMILY BATHROOM

3.33m x 1.97m (10'11" x 6'6")

Fitted with a high-quality suite comprising a freestanding traditional bath, separate shower cubicle, low-level WC, and wash hand basin with mixer tap. Additional features include a radiator and exposed wooden flooring.

EXTERIOR

To the rear, the property benefits from a raised sun terrace with attractive flower borders—ideal for outdoor relaxation.

GRANTHAM

The property is within a short walk to the town, with Asda and Lidl being close by as well as local bus service etc. 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.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to New Street. Take the right turn into Chambers Street and left into Sidney Street. The property is on the left-hand side.

SERVICES

Mains gas, electricity, water and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

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

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.



Floorplan



Newton Fallowell

01476 591900

grantham@newtonfallowell.co.uk