



31 Cowes Road, Grantham

Guide Price £130,000

 **NEWTON FALLOWELL**

31 Cowes Road

Grantham

Cosy two-bed mid-terrace near Grantham centre. Lounge, dining area, fitted kitchen, gardens, close to schools, shops, A1, A52 and local attractions.

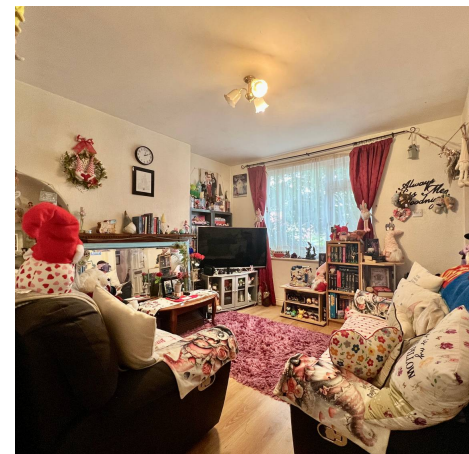
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Two Bed Terraced Home
- Close To Local Amenities
- Lounge, Dining Room + Kitchen
- Two Double Bedrooms
- Enclosed Rear Garden
- Attention First Time Buyers / Investors
- Popular Residential Location
- Ample Storage Spaces
- Family Bathroom
- EPC Rating C





ENTRANCE HALL

LOUNGE

11' 3" x 11' 2" (3.42m x 3.40m)

DINING ROOM

11' 3" x 11' 2" (3.43m x 3.41m)

KITCHEN

9' 5" x 8' 0" (2.88m x 2.44m)

LANDING

BEDROOM 1

15' 1" x 11' 3" (4.60m x 3.42m)

BEDROOM 2

9' 0" x 11' 3" (2.75m x 3.43m)

FAMILY BATHROOM

4' 8" x 8' 6" (1.41m x 2.58m)

SERVICES

Mains gas, electricity, water and drainage are connected

COUNCIL TAX

The property is in Council Tax Band A

DIRECTIONS

From the High Street proceed south taking the right turn at the traffic lights on to Wharf Road (A52). Join the right-hand lane at the traffic lights still following the A52 on to Sankt Augustin Way and take the left turn under the railway bridge on to Dysart Road. Take the right turn on to Cowes Road and the property is on the right-hand side

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

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.

Anti-Money Laundering Checks

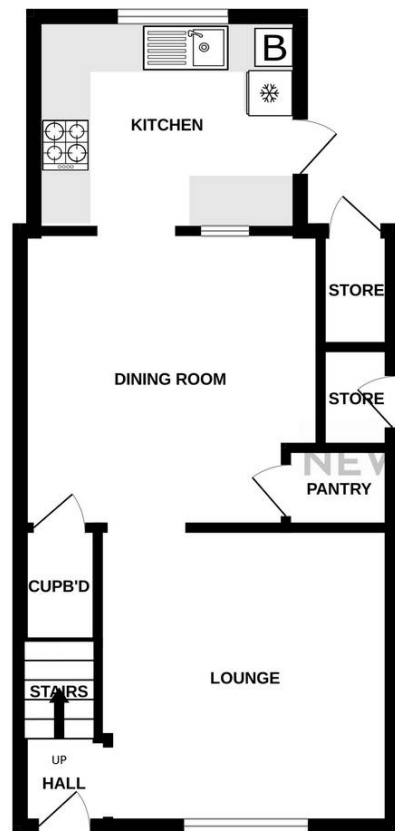
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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



1ST FLOOR



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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Newton Fallowell Grantham

Newton Fallowell, 68 High Street, Grantham - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/