



30 Wilks Road,  
Grantham. NG31 7WJ



- Modern Ground Floor Flat
- Allocated Parking
- Open-Plan Living Space
- Two Double Bedrooms
- Bathroom & En Suite
- Views Over Green Area
- Short Walks To Railway Station
- Close To Local Amenities
- No Onward Chain
- Leasehold - EPC Rating C



Situated on the Bovis development, with a view over an open green space, is this well-presented modern ground floor flat. The internal accommodation, which has been redecorated by the current owner, comprises of an Entrance Hall, Open Plan Living Space with modern Kitchen and a range of fitted appliances, Two Double Bedrooms with an En-Suite to Master Bedroom and a family Bathroom. Outside there is also an allocated parking space which is adjacent to the communal entrance door. The property is being sold with no onward chain, and has the benefits of UPVC double glazing and gas fired central heating!

## ACCOMMODATION

### COMMUNAL ENTRANCE

A communal lobby leads to the private entrance door.

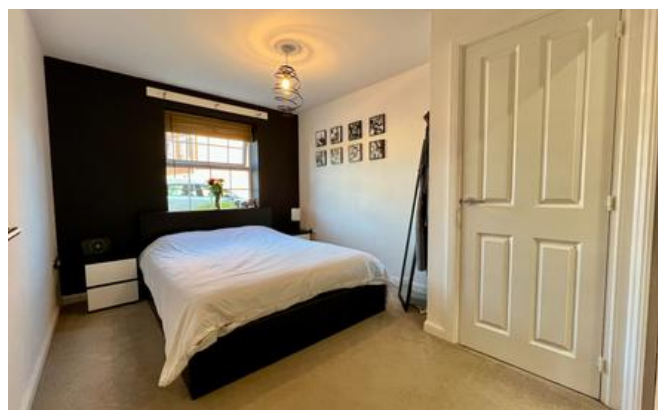
### ENTRANCE HALL

Having storage cupboard housing the hot water tank, further storage cupboard and radiator.

### KITCHEN / LOUNGE AREA

3.66m x 6.54m (12'0" x 21'6")

Having a kitchen area comprising base level cupboards and drawers with matching eye level cupboards, work surfacing with inset gas hob with extractor over and electric oven beneath, inset stainless steel one and a half bowl sink and drainer, inset washing machine, integrated fridge freezer, central heating boiler, part vinyl flooring,



two radiators, downlighting, smoke alarm, two uPVC double glazed windows to the side aspect and a uPVC double glazed window to the front aspect. (the electric oven and washing machine are only 6 months old).

## BEDROOM ONE

2.78m x 3.65m (9'1" x 12'0")

With uPVC double glazed window to the front aspect, built-in wardrobe and radiator.

## EN-SUITE

1.53m x 2.14m (5'0" x 7'0")

Having pedestal wash basin, corner shower cubicle and close coupled WC., half tiled walls, extractor fan, laminate flooring and ladder style heated radiator.

## BEDROOM TWO

2.43m x 3.66m (8'0" x 12'0")

Having uPVC double glazed window to the front aspect and radiator.

## FAMILY BATHROOM

2.04m x 1.75m (6'8" x 5'8")

Having panelled bath with central mixer taps and shower attachment, pedestal wash basin and close coupled WC., half tiled walls, extractor fan, laminate flooring and radiator.

## OUTSIDE

There is an allocated parking space outside the communal entrance door.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## LEASE INFO ETC

There is a 125 year lease with 111 years remaining. The Service Charge is £746 every 6 months (£1,492 p.a.) and the Ground Rent is £169 per 6 months (£338 p.a.).

## COUNCIL TAX

The property is in Council Tax Band A.



## DIRECTIONS

From High Street proceed south passing Sainsburys on the left-hand side and taking the right turn at the traffic lights on to Springfield Road. Take the right turn on to Wilks Road and the property is on the right-hand side.

## GRANTHAM

The property is close to town, the railway station and local amenities. Grantham is approximately 26 miles south of Lincoln and 24 miles east of Nottingham. The town also has several supermarkets and a Saturday street market. 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

## 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.

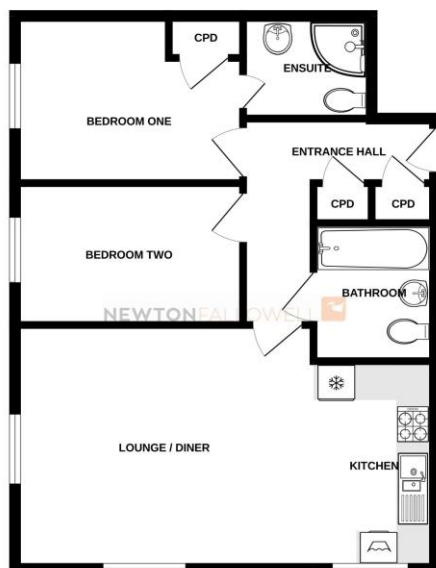
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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 £250 if you use their services.

For more information please call in the office or telephone 01476 591900.



# Floorplan

GROUND 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.  
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