



73 Goodliff Road, Grantham

Guide Price £165,000

 **NEWTON FALLOWELL**

73 Goodliff Road

Grantham

Well-priced three-bedroom semi, vacant and chain-free, with spacious living, modern bathroom, garden access, Band A council tax. Ideal for first-time buyers or downsizers. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A Well-Priced Semi Detached House
- Comfortable Easily Run Accommodation
- Vacant Possession and No Chain
- Good Sized Living Room
- Kitchen/Dining Room
- Three Bedrooms
- First Floor Bathroom/WC
- Gas Central Heating and Replacement Double Glazing
- Off Road Parking and Garage
- Good Sized Rear Garden



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ANTI MONEY LAUNDERING CHECKS

We are legally required 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

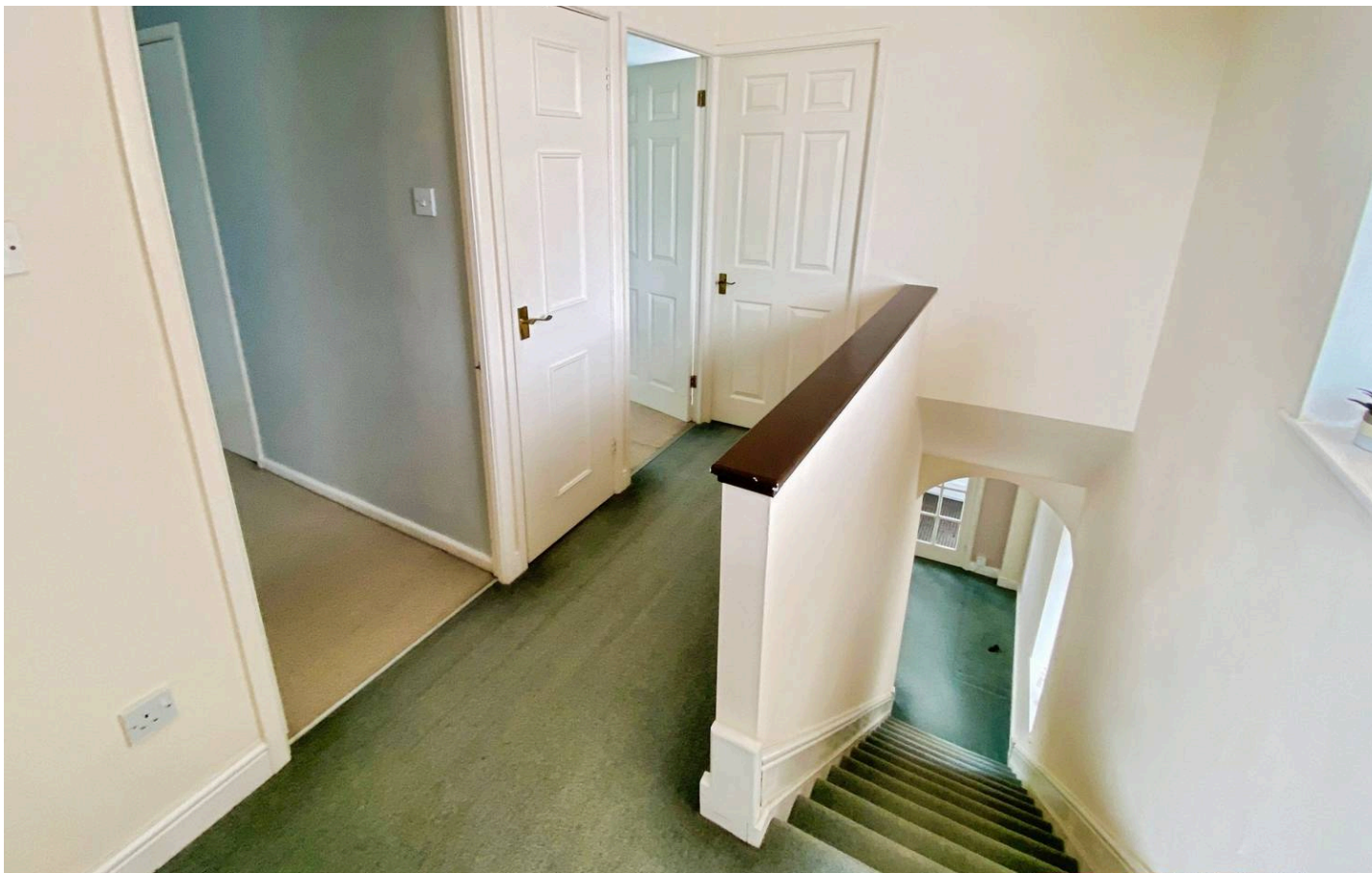
VIEWING

By prior appointment through Newton Fallowell on 01476 591900 and grantham@newtonfallowell.co.uk

DIRECTIONS

Leave Grantham town centre via Dysart Road passing Currys and TK Max on the left. Proceed towards the brow of the hill before turning left into Goodliff Road. Proceed along Goodliff Road towards the local shops and the property will be found on the left hand side, for sale board erected. Postcode NG31 7PG





HALL

5' 7" x 3' 6" (1.70m x 1.06m)

LIVING ROOM

15' 11" x 15' 5" (4.85m x 4.70m)

KITCHEN/DINING ROOM

15' 4" x 8' 8" (4.68m x 2.65m)

LANDING

BEDROOM 1

13' 0" x 8' 9" (3.96m x 2.66m)

BEDROOM 2

10' 1" x 8' 8" (3.08m x 2.65m)

BEDROOM 3

10' 2" x 6' 7" (3.09m x 2.00m)

BATHROOM/WC

6' 6" x 5' 5" (1.98m x 1.65m)

GARAGE

15' 11" x 8' 11" (4.85m x 2.72m)

SERVICES

Mains gas, electricity, water and drainage are connected. Gas fired central heating is installed. We have not tested any services or appliances and prospective purchasers should rely on their own enquiries in this respect.







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

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