



15 Sidney Street, Grantham
£160,000

 **NEWTON FALLOWELL**

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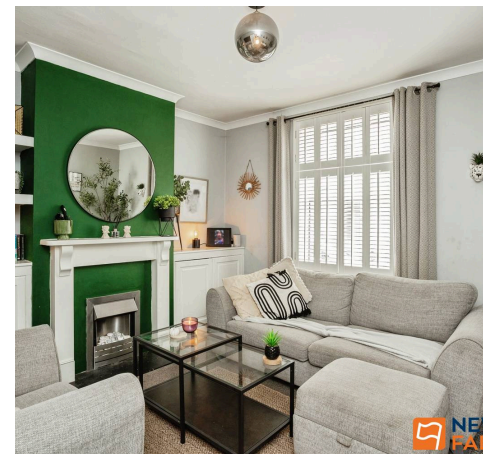
Grantham

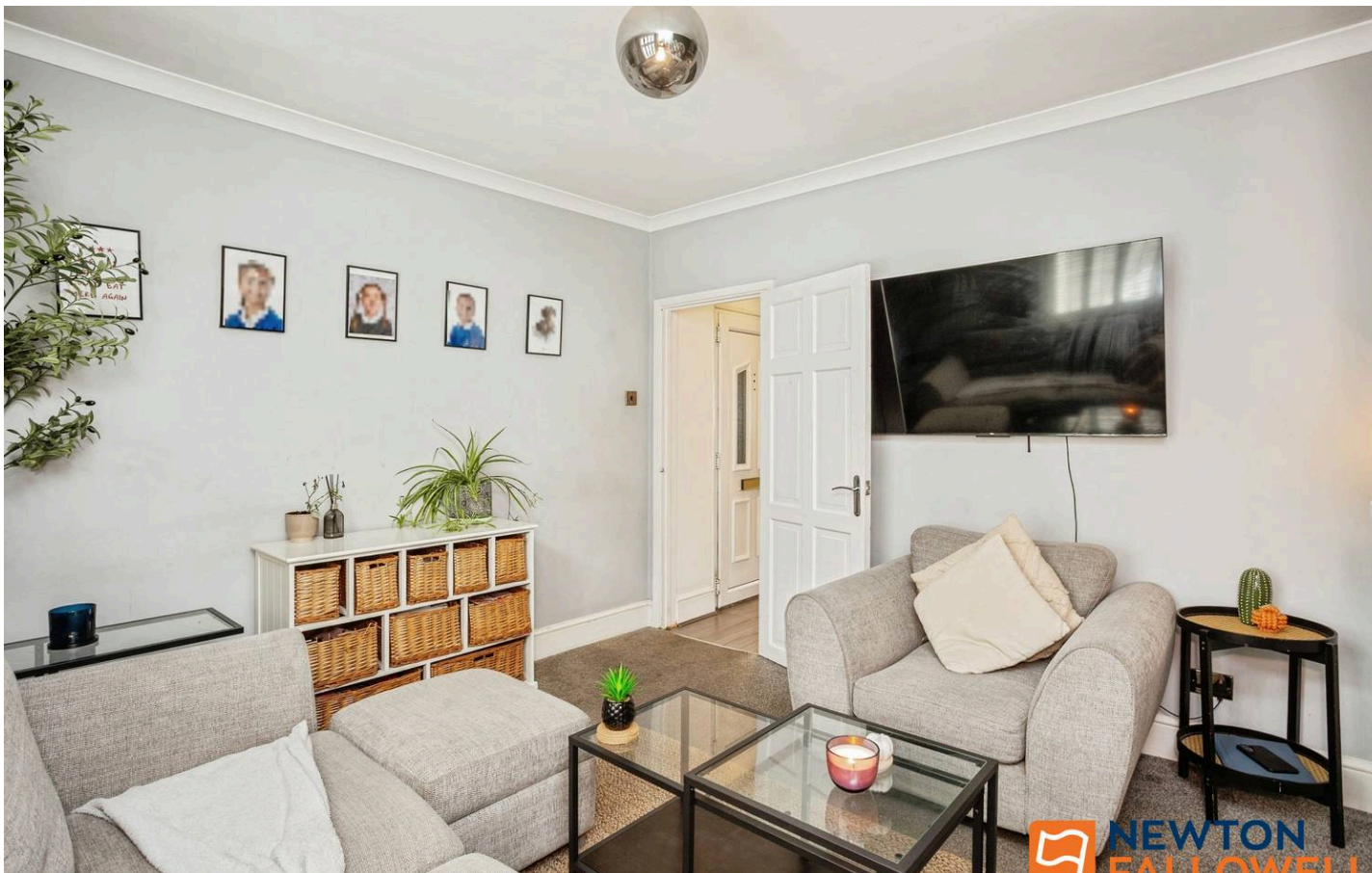
Charming red-brick mid-terrace with three bedrooms, modern bathroom, spacious kitchen/diner, loft room, enclosed garden, outbuilding, street parking, and UPVC double glazing throughout.

Council Tax band: A

Tenure: Freehold

- Traditional Terraced Home
- Three Well-Proportioned Bedrooms
- Modern Family Bathroom
- Private Enclosed Rear Garden
- Brick-Built Outbuilding
- UPVC Double Glazing & Gas Central Heating
- Walking Distance To Grantham Town Centre
- Close To Local Amenities
- Kitchen / Diner
- Viewing Highly Advised!





GRANTHAM

The property is within walking distance of local amenities, the town centre and railway station. 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.

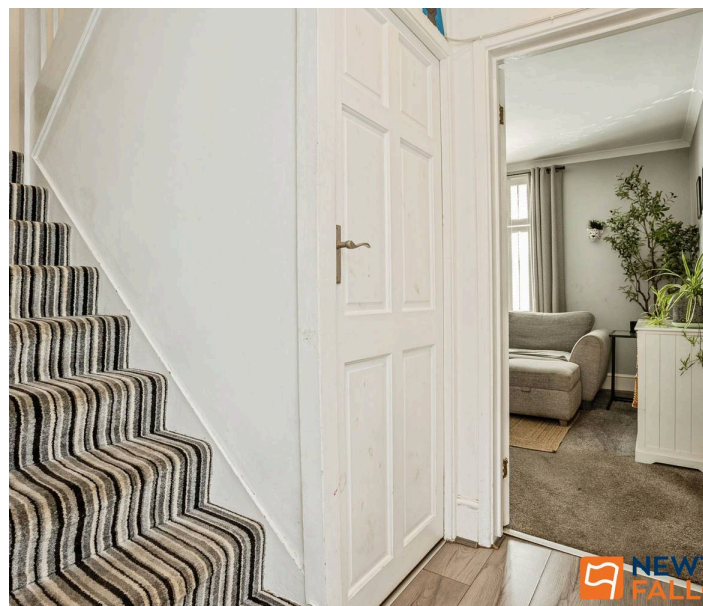
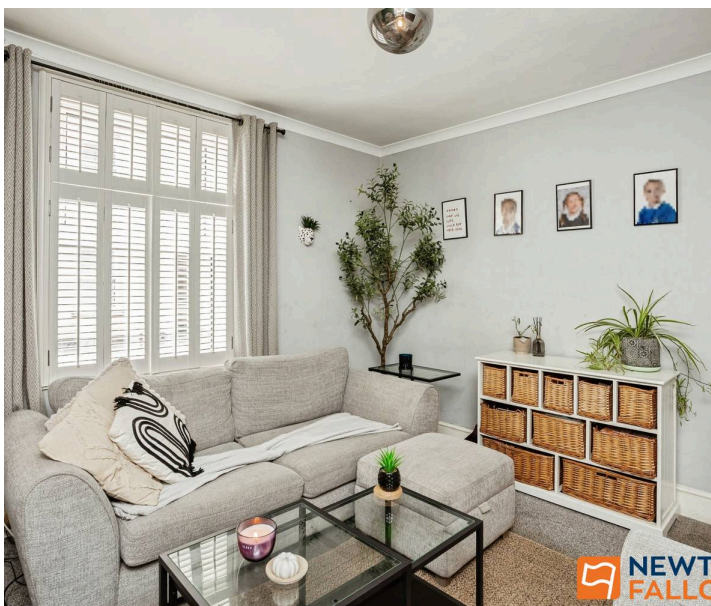
ENTRANCE HALL

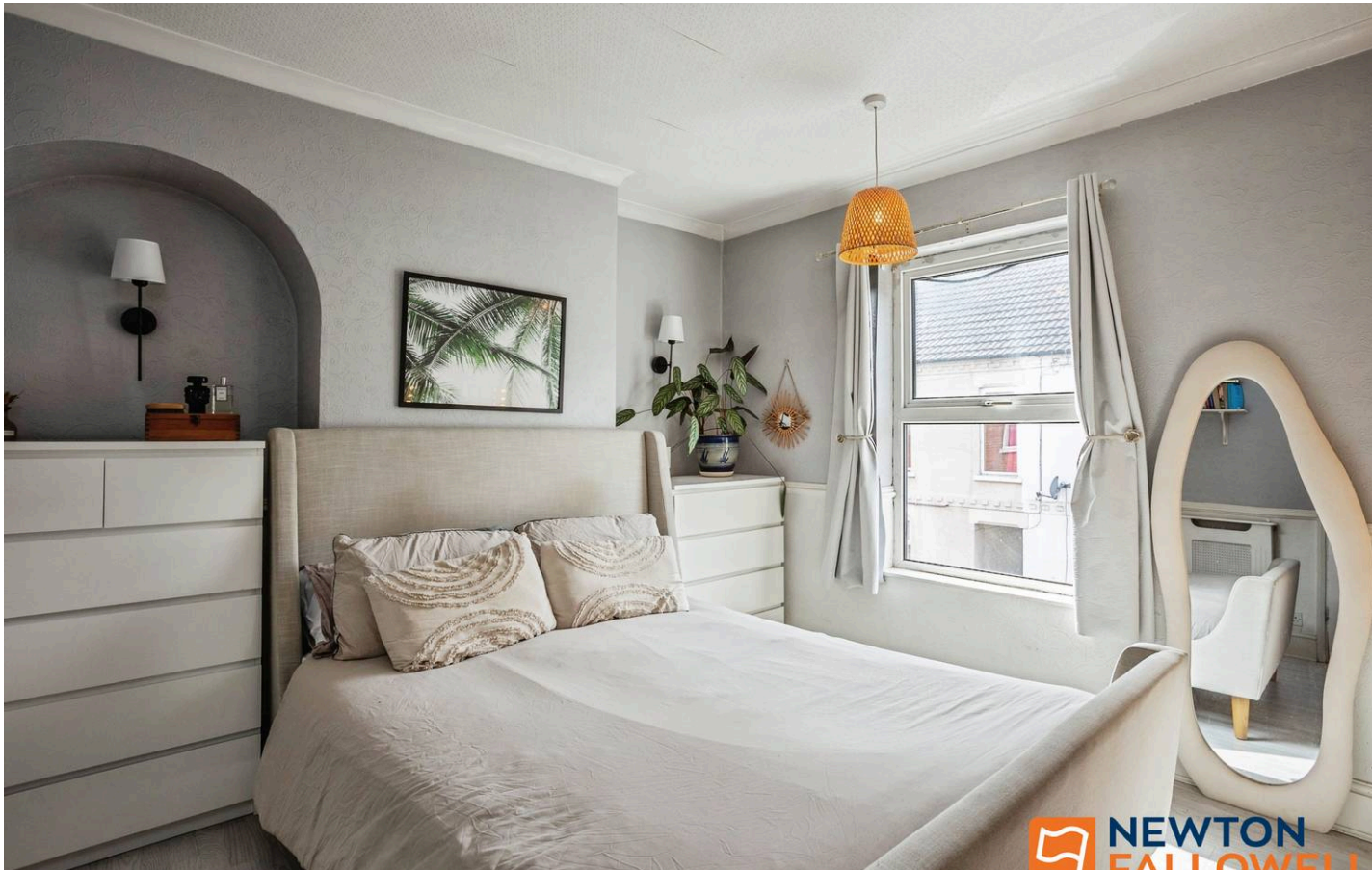
A bright and welcoming hallway entered via a UPVC front door, featuring wood-effect flooring, light neutral walls, and access to under-stairs storage. Stairs complete with a stylish striped carpet runner lead up to the first-floor landing, with internal doors providing seamless access through to the living room and kitchen.

LOUNGE

11' 11" x 11' 2" (3.64m x 3.40m)

A beautifully presented reception room combining modern styling with original charm, featuring a striking emerald-green feature chimney breast fitted with a fireplace surround, hearth, and built-in alcove storage with floating shelving above. The room enjoys an abundance of natural light via a large front-facing window adorned with stylish fitted plantation shutters. Finished with neutral decor, coving to the ceiling, and cozy carpeted flooring, this inviting space provides a comfortable setting for relaxing and entertaining.





FIRST FLOOR LANDING

This landing provides access to two bedrooms, the main family bathroom, and a second flight of stairs leading up to the top floor. The area is neutrally decorated and features white timber balustrading and panelling

BEDROOM ONE

12' 1" x 11' 2" (3.69m x 3.41m)

A spacious and stylishly presented principal double bedroom, featuring elegant dado height wall panelling, soft neutral tones, and an arched recessed alcove adding character to the room. A double-glazed window allows for plenty of natural light, and the room comfortably accommodates substantial bedroom furniture

BEDROOM TWO

11' 1" x 9' 3" (3.39m x 2.82m)

A generous second bedroom featuring carpeted flooring and a double-glazed window overlooking the rear elevation with a radiator set beneath. The room easily accommodates a bed and freestanding furniture, making it an ideal child's bedroom, guest room, or home office

BATHROOM

7' 10" x 5' 9" (2.39m x 1.76m)

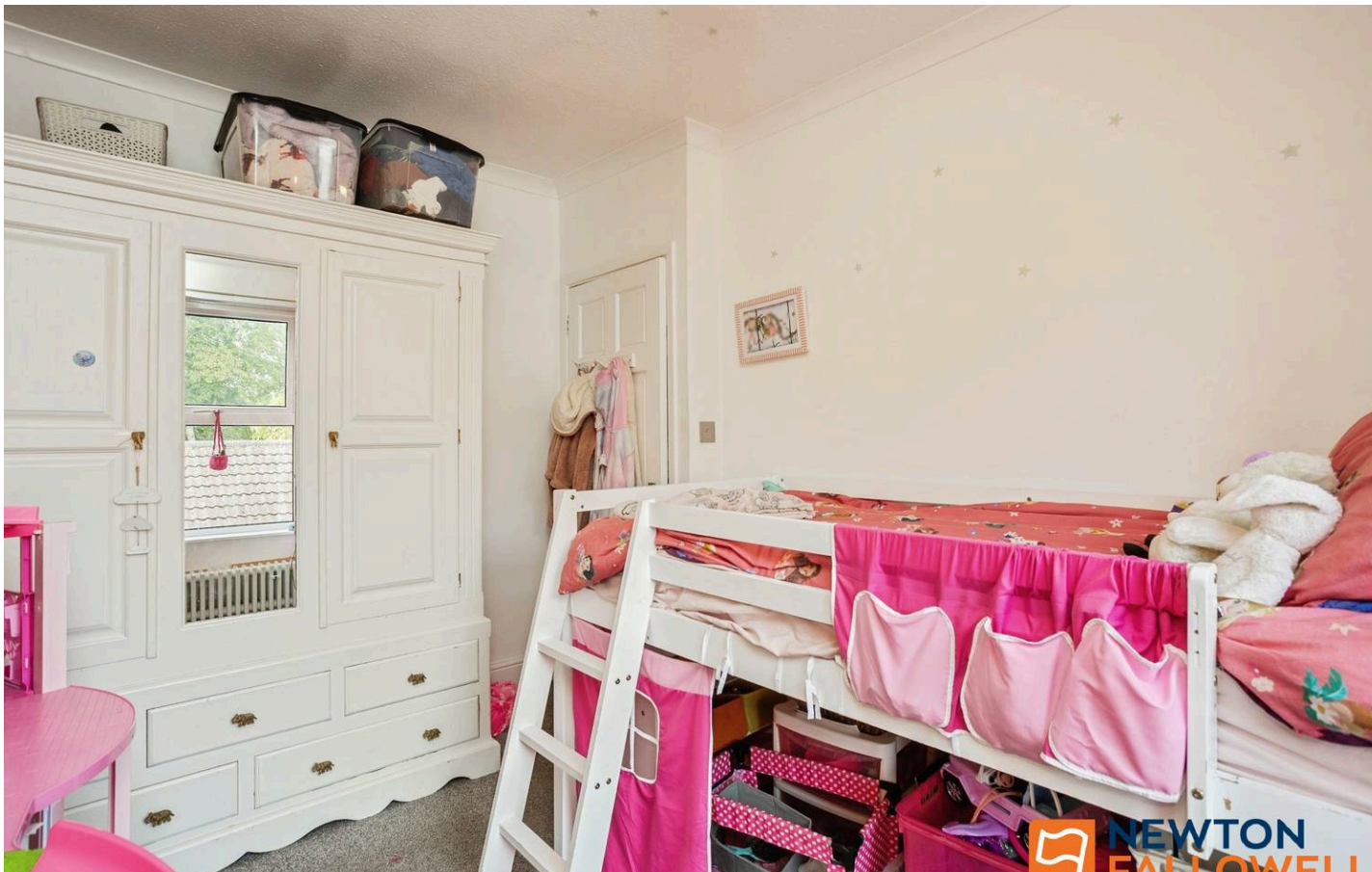
A modern and stylishly appointed family bathroom suite comprising a panelled bath with an overhead shower and glass screen surrounded by contemporary large-format tiling, a pedestal wash hand basin, and a low-level WC. The space is finished with wood-effect flooring, a wall-mounted mirrored cabinet, a geometric pendant light fitting, and a double-glazed window fitted with a Venetian blind

BEDROOM THREE

13' 2" x 12' 7" (4.02m x 3.83m)

Situated on the second floor, this impressive loft bedroom features characterful vaulted ceilings with a large Velux-style roof window that floods the space with natural light. The versatile room is finished with soft carpeted flooring, white painted spindle balustrading around the staircase, a radiator cabinet, and useful built-in eaves access/storage





EXTERIOR

An attractive traditional red-brick mid-terrace facade featuring UPVC double-glazed windows with decorative lintels, an shared side entry passage providing direct access through to the rear, and street parking to the front. To the rear is a private, fully enclosed garden featuring a lawned area, gravelled seating space, and timber fence panelling. The property further benefits from a brick-built outbuilding providing useful garden storage or potential workshop space

OUTBUILDING

8' 10" x 8' 2" (2.70m x 2.49m)

STORE 1

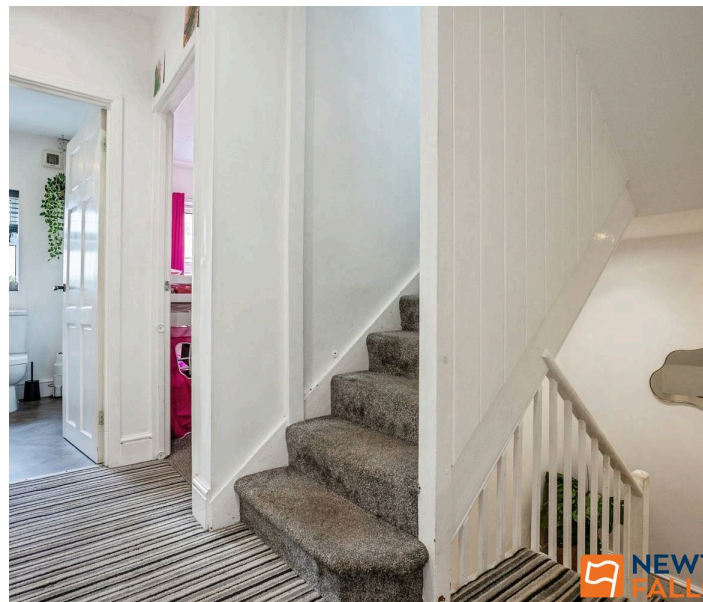
5' 5" x 5' 0" (1.65m x 1.52m)

STORE 2

5' 5" x 2' 9" (1.65m x 0.85m)

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. 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.



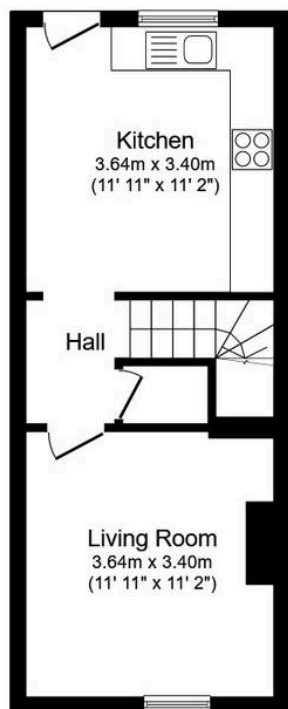


ANTI-MONEY LAUNDERING CHECKS

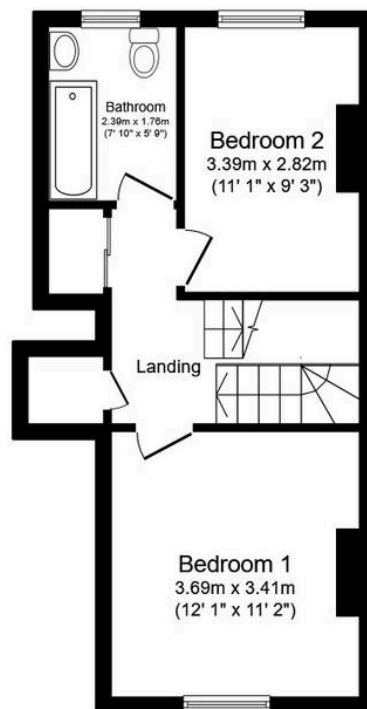
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once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



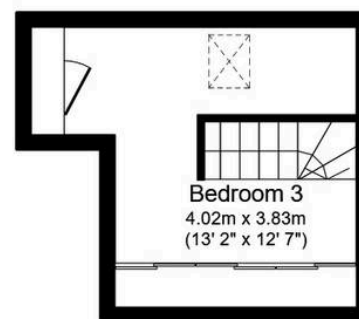




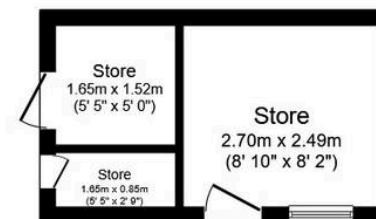
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 80.9 sq.m. (871 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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