



15 Cold Harbour Lane, Grantham
£240,000

 **NEWTON FALLOWELL**

15 Cold Harbour Lane

Grantham

Beautifully presented 3-bed semi in a sought-after area with open-plan kitchen/diner, driveway, tiered rear garden, gas heating, double glazing, and no onward chain.

Council Tax band: B

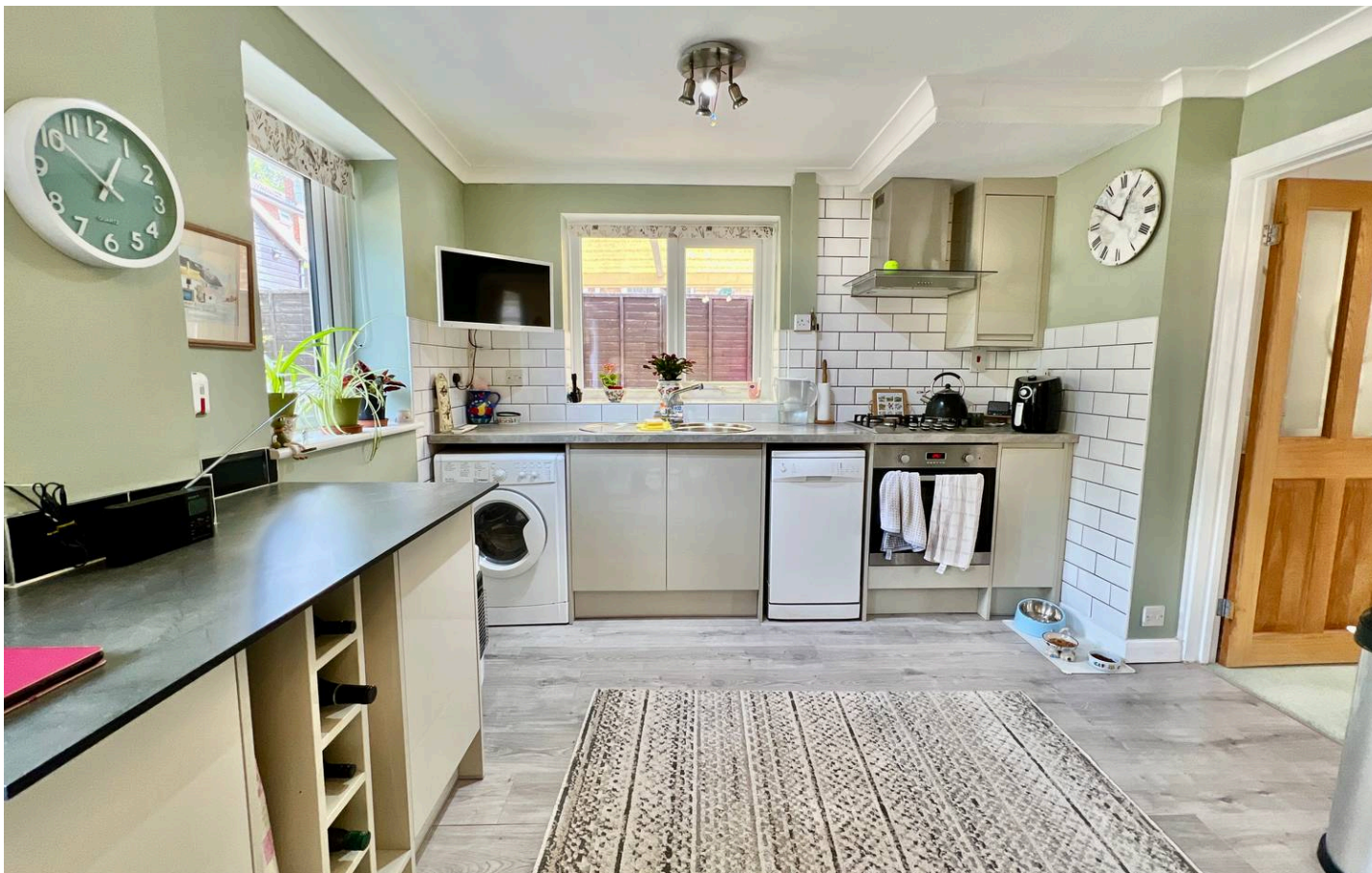
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bed Semi-Detached Home
- Popular Residential Location
- Close To Local Amenities
- Open-Plan Kitchen / Diner
- Spacious Lounge
- Landscaped Front & Rear Gardens
- Ample Driveway Parking
- No Onward Chain
- Viewing Highly Advised
- Carport





ENTRANCE HALL

With uPVC obscure double glazed entrance door, stairs rising to the first floor landing, under stairs storage cupboard and radiator.

CLOAKROOM

With uPVC obscure double glazed window to the front aspect, wash basin with vanity storage beneath, fully tiled walls, electric radiator, tiled floor

LOUNGE

Having uPVC double glazed window to the front aspect, radiator, attractive fire surround with coal effect fire within.

KITCHEN / DINER

A bright family space with uPVC double glazed windows to the rear, window to the side and door to the rear. Offering a range of fitted units incorporating wine rack and eye level cupboards, work surfacing with inset stainless steel sink and drainer, tiled splashbacks, inset gas hob with electric oven beneath and stainless steel and glass extractor over, subway style tiled splashbacks, washing machine, dishwasher and fridge (included in the sale), radiator and laminate flooring.

FIRST FLOOR LANDING

Having uPVC double glazed window to the side aspect and loft hatch access.

BEDROOM ONE

With uPVC double glazed window to the front aspect, fitted wardrobes and radiator.

BEDROOM TWO

With uPVC double glazed window to the rear aspect, fitted wardrobes, 3-drawer chest of drawers and radiator. The gas fired heating boiler is also located in the wardrobe.

BEDROOM THREE

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





FAMILY BATHROOM

With uPVC obscure double glazed window to the rear aspect, panelled bath with mixer taps and electric shower over with glazed shower screen, wash basin with vanity storage beneath and close coupled WC., extractor fan, vinyl flooring, heated towel rail and tiled walls.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street proceed south passing Sainsburys and taking the left turn at the traffic lights onto Bridge End Road (A52). Take the left turn just before the petrol station onto Cold Harbour Lane and the property is on the left.

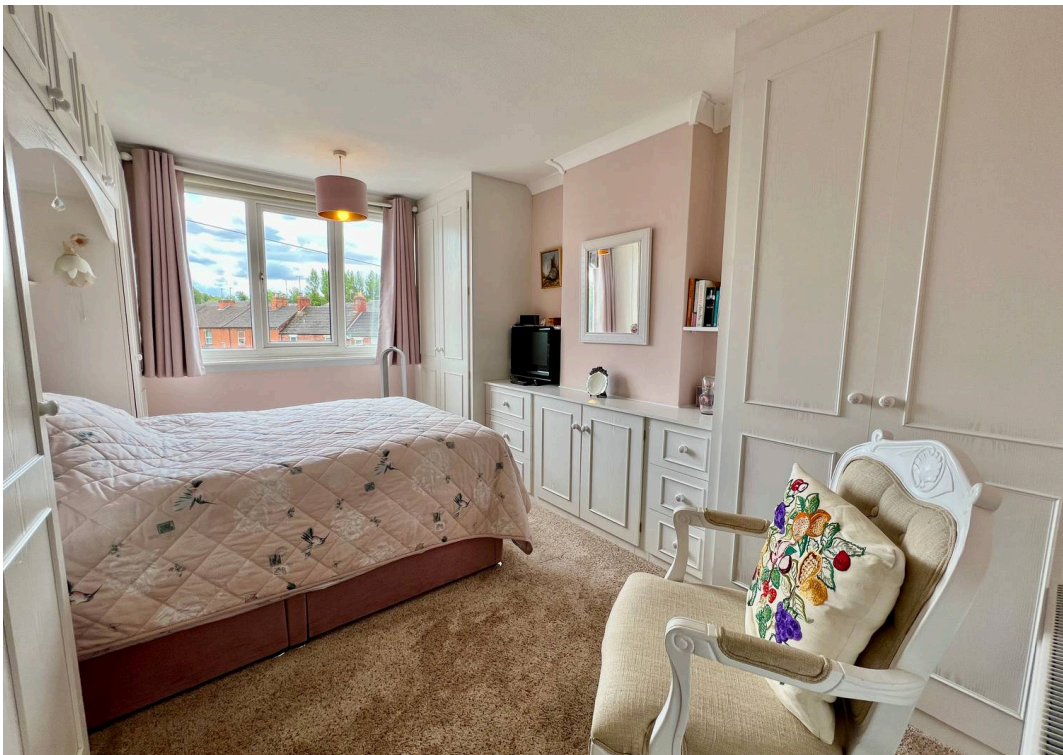
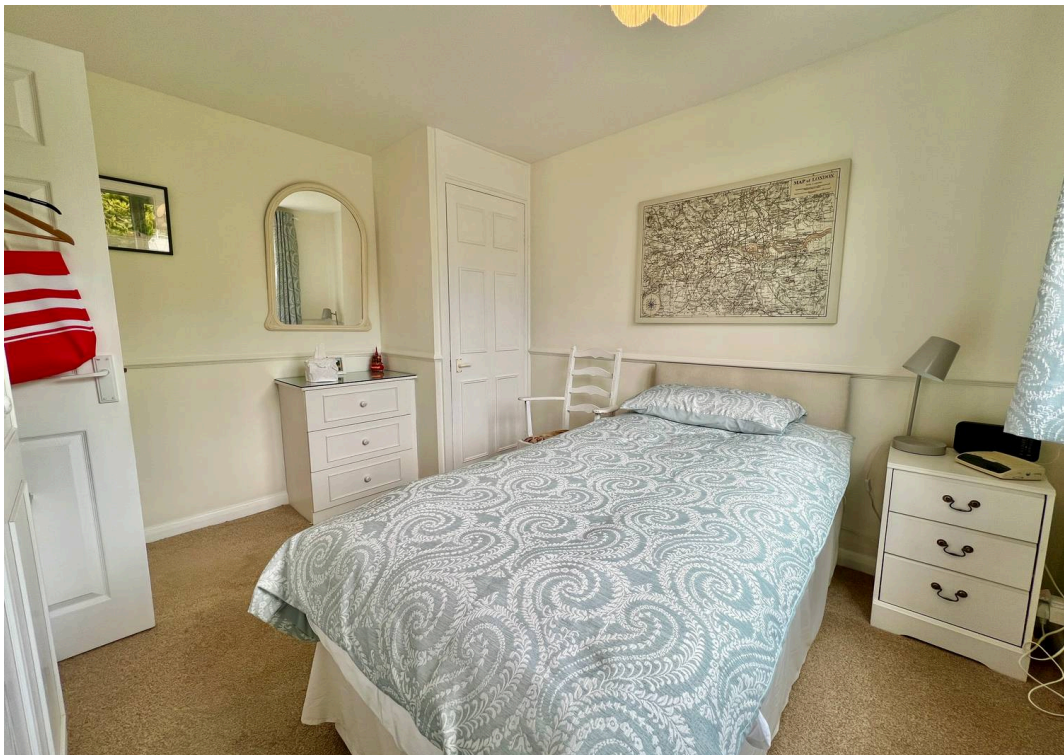
AGENTS NOTE

Please note these particulars therefore the contents within 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

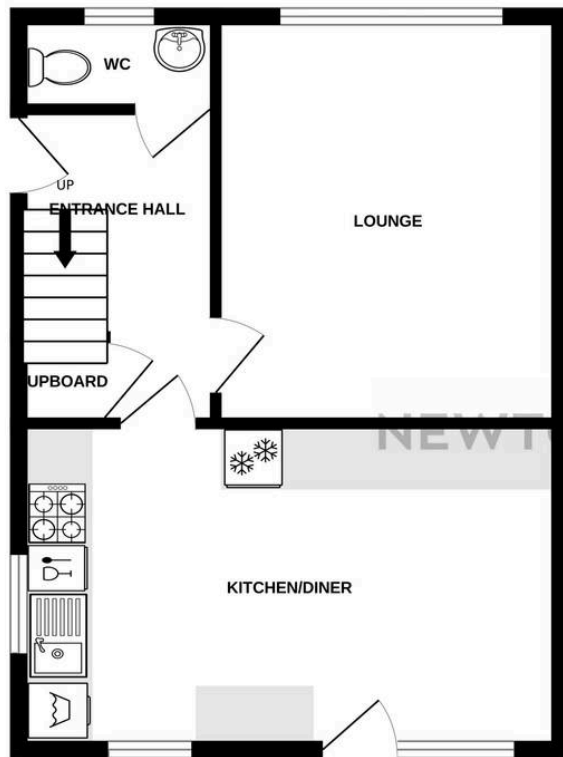
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once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



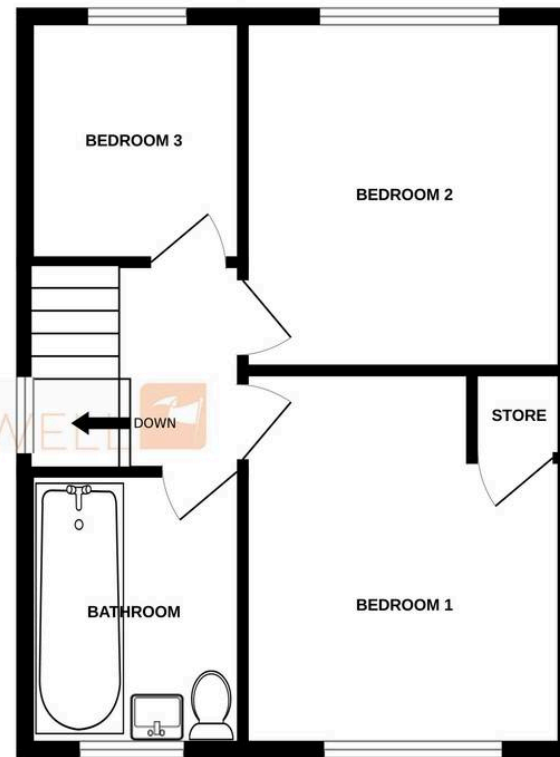




GROUND FLOOR



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/