

Sharpe Road, Grantham NG31 9BN

william h brown

welcome to

Sharpe Road, Grantham

A beautifully modernised three-bedroom semi-detached home offering spacious and well-presented accommodation throughout. Featuring a bright lounge, separate dining room, stylish fitted kitchen, generous gardens, and off-road parking, this property is ideal for growing families.













Lounge
12' 9" x 11' 9" (3.89m x 3.58m)

Dining Room
11' 9" x 9' 11" (3.58m x 3.02m)

Kitchen
14' 2" x 6' 7" (4.32m x 2.01m)
Double oven (negotiable)

Utility/Wc
6' 11" x 5' 3" (2.11m x 1.60m)

Bedroom One
12' 11" Widest Point x 11' 11" (3.94m Widest Point x 3.63m)

Bedroom Two
10' Widest Point x 9' 11" (3.05m Widest Point x 3.02m)

Bedroom Three
9' 8" Widest Point x 6' 10" (2.95m Widest Point x 2.08m)

Family Bathroom
6' 9" Widest Point x 6' 4" (2.06m Widest Point x 1.93m)

Further Note
The property is within easy reach of a range of local amenities and well-regarded schools, whilst being just a short drive from Grantham town centre. Grantham offers an excellent selection of shopping facilities, including major supermarkets such as Asda, Sainsbury's and Morrisons, together with a variety of independent shops, restaurants and leisure facilities.

The area is particularly well served for families, with nearby recreational parks, sports facilities and a cinema, alongside access to highly regarded educational establishments including The King's School and Kesteven and Grantham Girls' School.

For commuters, the location benefits from excellent transport links, with convenient access to both the A1 and A52 providing routes north and south. Grantham railway station is also within easy reach, offering direct rail services to London, Nottingham, Peterborough and destinations across the national rail network.

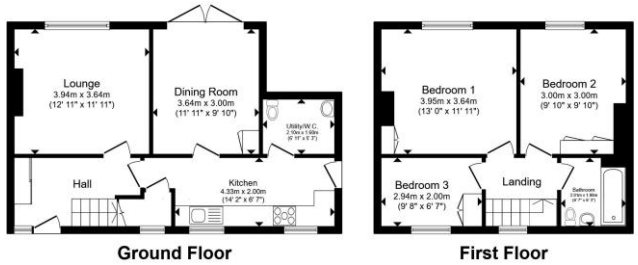
Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Sharpe Road, Grantham

- Modern Three Bedroom Semi-Detached House
- Light and Airy Lounge
- Modern Fitted Kitchen with Double Oven & Belfast Sink
- Built in Storage to all Bedrooms
- Spacious Front & Rear Gardens

Tenure: Freehold EPC Rating: D
Council Tax Band: A



Total floor area 90.1 m² (969 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). Powered by www.propertybox.io

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£215,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST114627 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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