



22 North Parade, Grantham

Guide Price £170,000

 **NEWTON FALLOWELL**

22 North Parade

Grantham

Grade II listed Georgian cottage near town centre. Two bedrooms, study/bed 3, two receptions, kitchen, shower room. Courtyard garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Grade II Listed
- Two Bedrooms
- Georgian Cottage
- Shower Room/WC
- Easy Walk to Town Centre
- Gas Central Heating
- Two Reception Rooms, Kitchen and Breakfast Room
- Outbuilding and Courtyard Garden
- Study/Bedroom 3
- Rear Pedestrian Access





SITTING ROOM

17' 6" x 10' 4" (5.33m x 3.15m)

Plus 2.07m x 2.81m. With panelled entrance door, gas meter cupboard, alarm control panel, fireplace, tiled floor, central heating thermostat, staircase off to the first floor with under stairs storage cupboard, a single glazed sliding sash window to the front and to the rear a single glazed wooden Georgian window.

DINING ROOM

11' 8" x 10' 6" (3.55m x 3.21m)

With stone flagged floor, wooden sliding sash window to the front elevation, radiator and electric pay-as-you-go meter in cupboard and electric consumer unit.

BREAKFAST ROOM

10' 4" x 7' 6" (3.14m x 2.29m)

Wooden single glazed window to the side, external door to the garden, radiator, laminate floor, original fireplace.

KITCHEN

10' 1" x 6' 11" (3.08m x 2.12m)

Having two wooden windows to the side aspect, a range of limed oak fronted units comprising base cupboards, working surfaces and wall cupboards, inset stainless steel one and a half bowl sink and drainer, integrated oven and ceramic hob with extractor over, Santon Aquarius water heater, tiled floor and radiator.

FIRST FLOOR LANDING

With double glazed wooden window to the side, cork tiled floor, wall mounted gas fired boiler and programmer.

BEDROOM 1

14' 3" x 10' 4" (4.34m x 3.15m)

With wooden sliding sash window to the front elevation, fireplace, boarded floor, built-in cupboard, fitted wardrobe cupboard and radiator.





BEDROOM 2

10' 4" x 7' 1" (3.15m x 2.16m)

With wooden double glazed window to the side elevation, cork tiled floor and fitted wardrobe with top cupboards over.

BEDROOM 3 / STUDY

7' 3" x 6' 9" (2.20m x 2.06m)

Having wooden double glazed window to the rear elevation, loft hatch access and built-in airing cupboard containing hot water cylinder and electric immersion heater.

SHOWER ROOM

8' 11" x 6' 7" (2.72m x 2.00m)

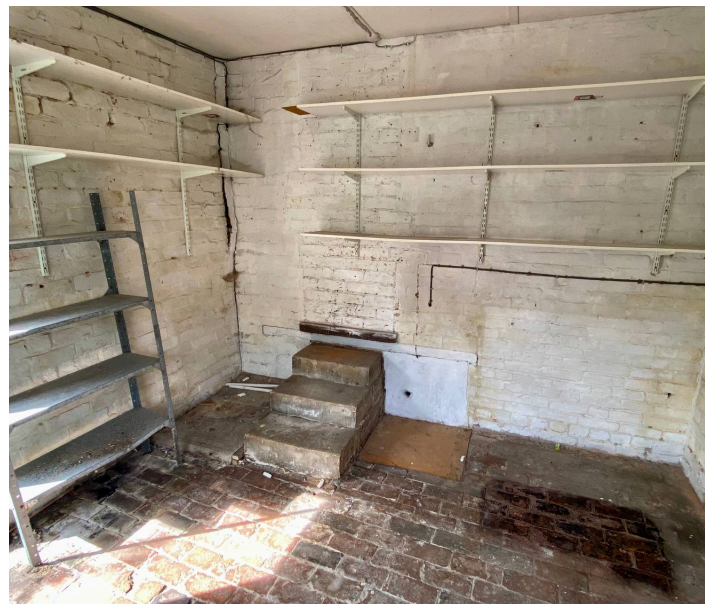
Having quadrant shower cubicle with Mira mixer tap, pedestal wash basin and low level WC., radiator, exposed brickwork and Velux window to the rear roofline.

OUTBUILDING

With window to the rear, shelving and original stone steps.

RIGHT-OF-WAY

There is rear pedestrian only right-of-access across No.20. This is not and does not lead to a parking area.





AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, 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

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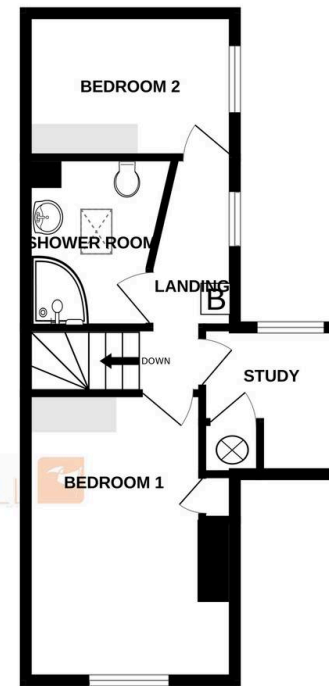
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GROUND FLOOR



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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