



 **NEWTON**

6 Hoylake, Grantham

Guide Price £240,000 - £245,000

 **NEWTON FALLOWELL**

6 Hoylake

Grantham

Modern extended semi-detached home with open-plan kitchen, sun room, three bedrooms, stylish shower room, driveway, carport, and landscaped garden with patio, summerhouse, and shed.

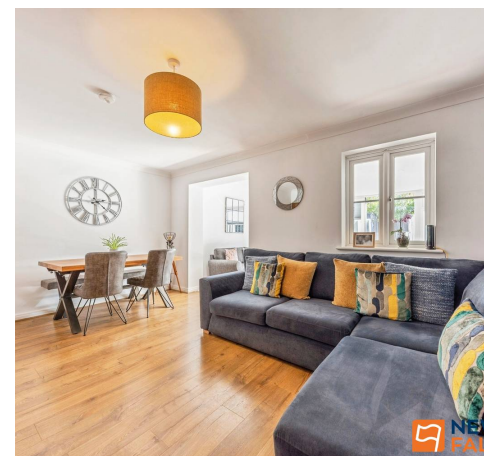
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Extended Semi-Detached Home
- Overlooking Green Area
- Beautifully Presented Throughout
- Re-Landscaped Garden
- Modern Kitchen
- Sun Room With Bi-Fold Doors
- Ample Driveway Parking
- Popular Residential Location On Sunningdale
- Viewing Highly Advised
- Shower Room





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 welcoming and stylish entrance hall featuring contemporary wood-effect flooring, a striking teal feature wall, and stairs rising to the first-floor landing with a dark-finished handrail and white spindles. The hall provides access to the ground-floor accommodation, including the main living areas and a convenient downstairs WC, with space for decorative furniture or console tables

CLOAKROOM

Conveniently situated off the entrance hall, this modern guest cloakroom is fitted with a two-piece suite comprising a low-level WC and hand wash basin. Features include stylish pattern-tiled flooring, neutral walls, a radiator

KITCHEN

11' 11" x 8' 9" (3.63m x 2.67m)

A beautifully appointed modern kitchen fitted with a range of shaker-style wall and base units finished in a muted sage/blue-grey, complete with brushed metal cup handles and contrasting light work surfaces. Integrated appliances include an eye-level double oven, a gas hob with a sleek black splashback and glass extractor hood above, as well as an integrated fridge/freezer. Further features include a sink with a mixer tap positioned beneath a front-facing window, stylish wood-effect flooring, a contemporary anthracite vertical radiator, and modern internal oak doors





LOUNGE / DINER

15' 11" x 12' 6" (4.84m x 3.81m)

A spacious and beautifully presented open-plan living and dining area, ideal for both everyday relaxing and entertaining. The room features stylish wood-effect flooring, decorative ceiling coving, and a striking deep navy accent wall detailed with modern wooden acoustic slat paneling. There is ample room for a large corner sofa alongside a family dining table. Natural light flows through a side-aspect window, and an open archway leads seamlessly through into the rear sun room, creating a bright and airy flow throughout the ground floor

SUN ROOM

15' 11" x 9' 5" (4.84m x 2.87m)

A superb addition to the ground floor living space, this bright and versatile sun room features a vaulted ceiling with inset spot lighting, high-quality wood-effect flooring, and a modern Anthracite vertical radiator. The highlight of the room is the full-width bi-folding doors, which open seamlessly onto the paved patio area, effortlessly blending indoor and outdoor living

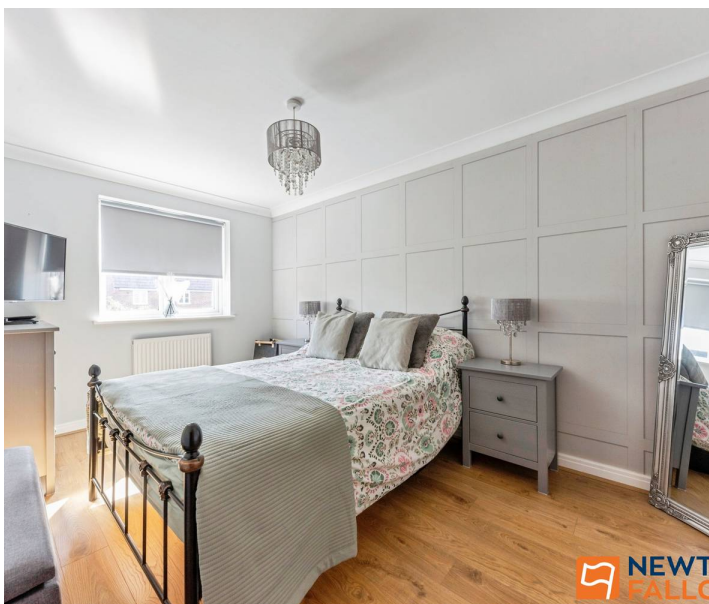
FIRST FLOOR LANDING

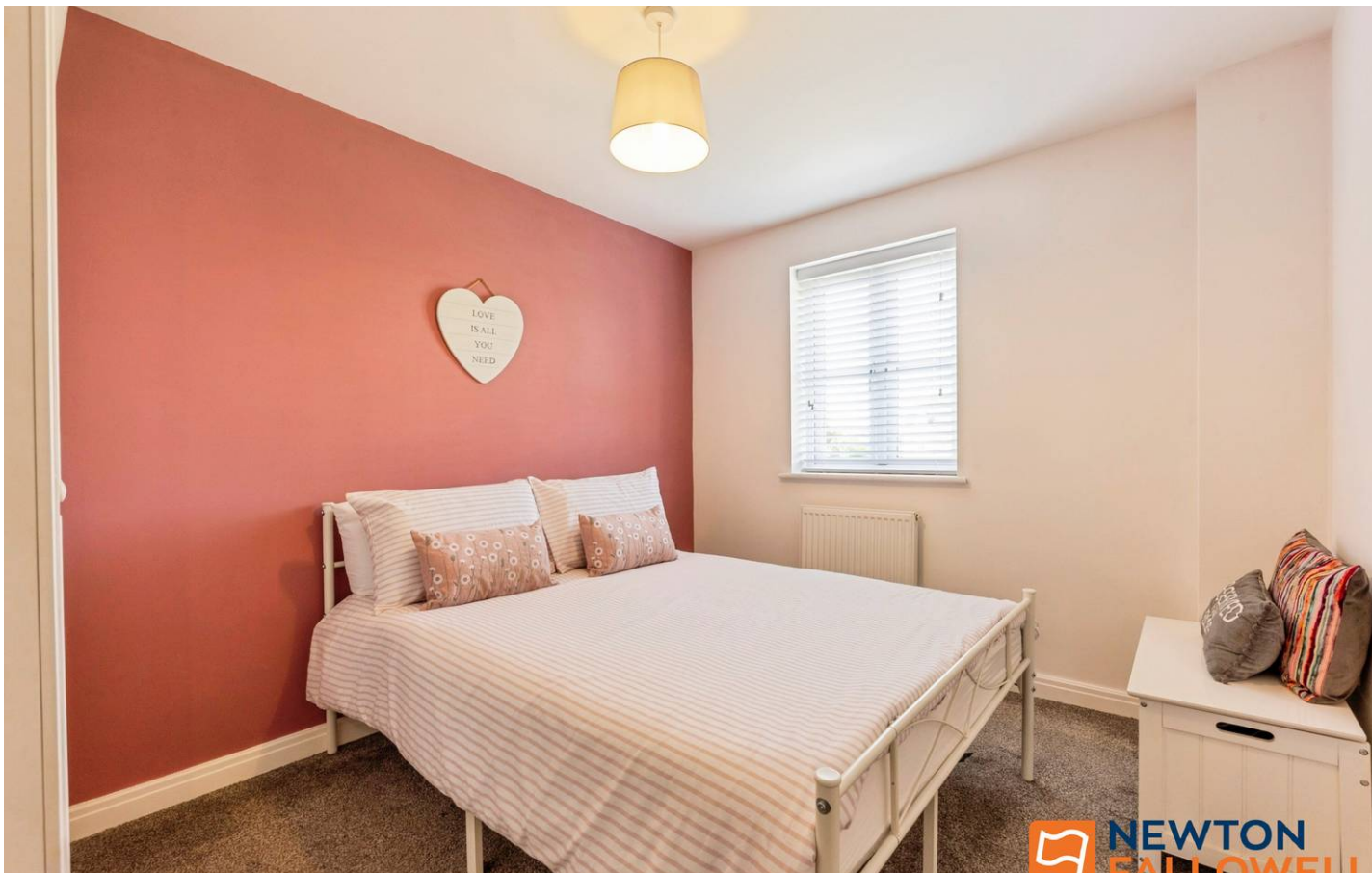
A bright and central landing featuring dark carpeted flooring, neutrally decorated walls, and a contrasting dark timber balustrade. It provides loft hatch access overhead and leads to all three first-floor bedrooms as well as the family shower room via modern oak doors

BEDROOM ONE

13' 6" x 8' 10" (4.12m x 2.69m)

A generously proportioned double bedroom tastefully styled with a soft grey palette, featuring modern grid-style wall panelling as a decorative focal wall. The room includes wood-effect flooring, decorative ceiling coving, a radiator, and a rear-aspect window allowing for natural light. There is ample space for a double bed alongside freestanding bedroom furniture, with access provided via a contemporary oak door





BEDROOM TWO

10' 11" x 8' 10" (3.33m x 2.68m)

A further double bedroom offering fitted carpet flooring, a central ceiling light, and a radiator situated beneath a UPVC double-glazed window. The room easily accommodates a double bed along with space for freestanding storage furniture, with access leading off from the landing via a modern oak door.

BEDROOM THREE

9' 3" x 6' 7" (2.82m x 2.00m)

Currently utilized as a stylish dressing room, this versatile single bedroom features a full wall of sleek, fitted paneled wardrobes providing extensive storage. The room benefits from wood-effect flooring, decorative ceiling coving, a central heating radiator, and a window to the rear aspect

SHOWER ROOM

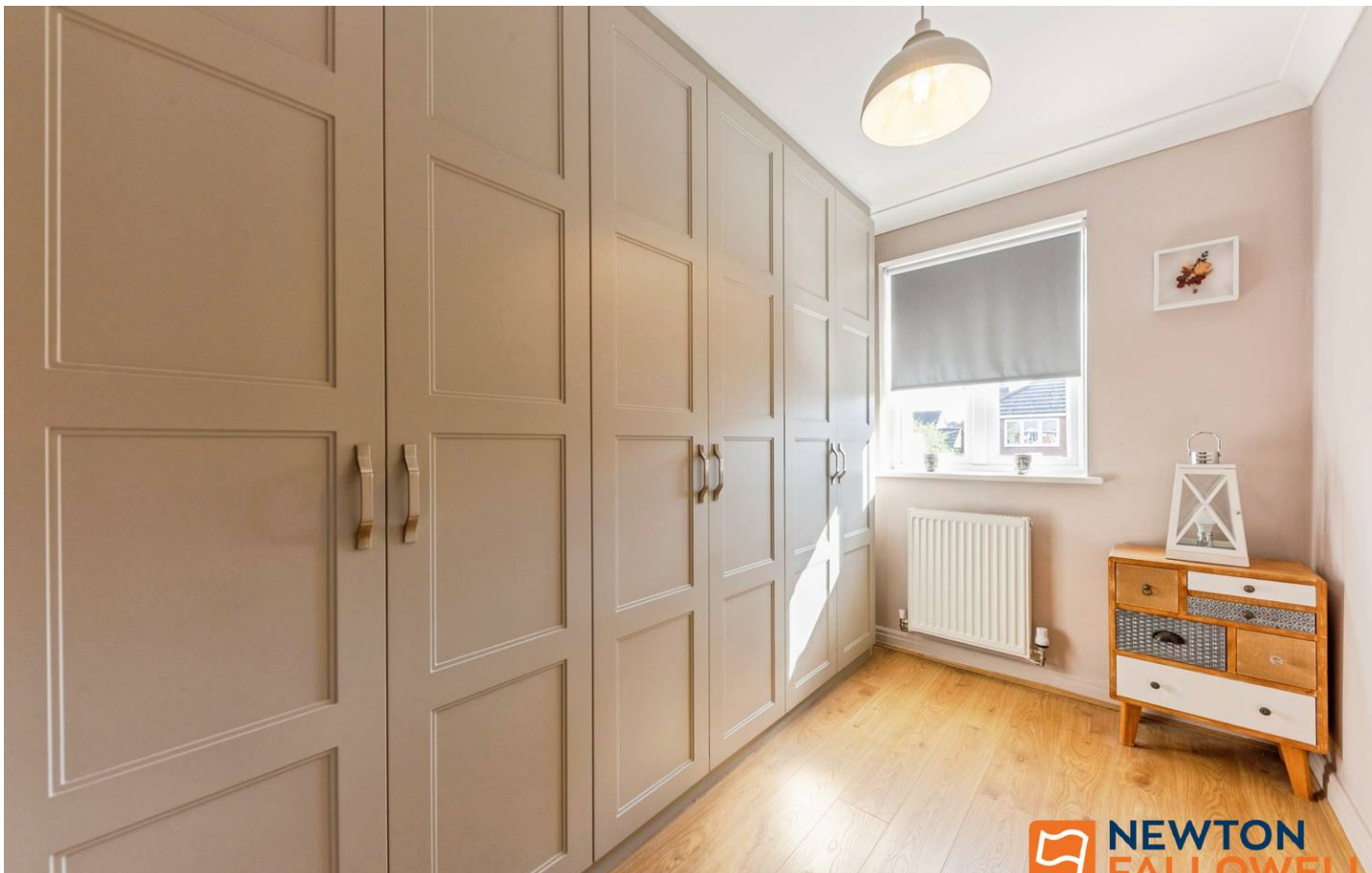
6' 7" x 5' 6" (2.00m x 1.67m)

A stylish fully tiled shower room fitted with a modern suite. It features a large walk-in double shower enclosure with a glass screen, rainfall showerhead, and digital controls, alongside a fitted grey vanity unit incorporating a wash hand basin and a WC with hidden cistern. The room is finished with downlighting, tiled flooring, an obscure window to the front aspect, and a shaver point

EXTERIOR

To the front, the property features a neat low-maintenance garden border alongside a tarmac driveway providing off-street parking. Double wrought-iron gates open to a covered side carport area offering sheltered parking and direct access to the rear. The fully enclosed rear garden features a stone-paved patio area directly off the sun room's bi-folding doors, leading to a central lawned area, gravelled borders, a timber garden shed, and a summerhouse





AGENTS NOTE

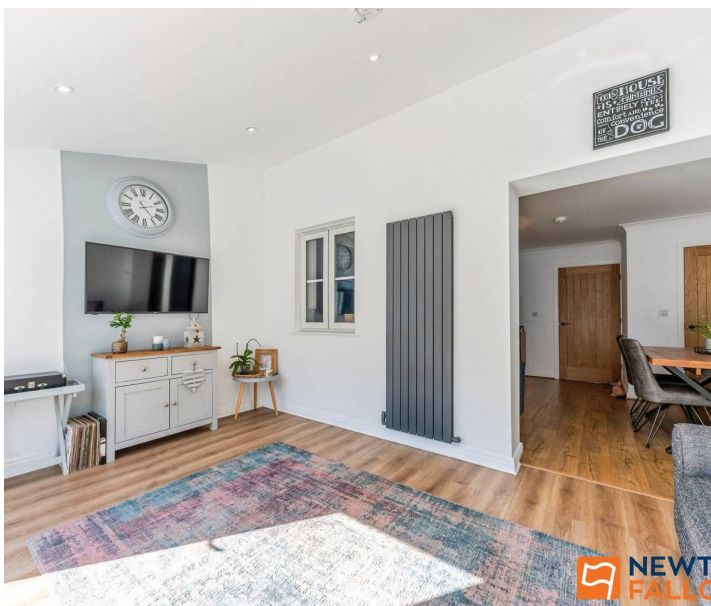
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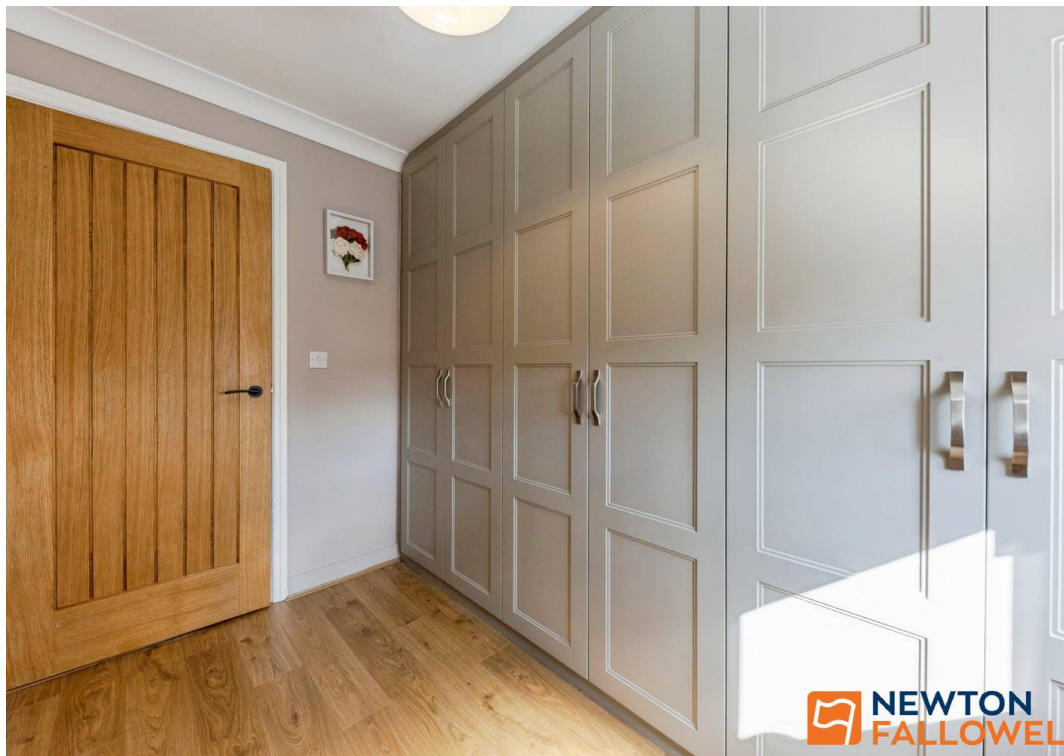
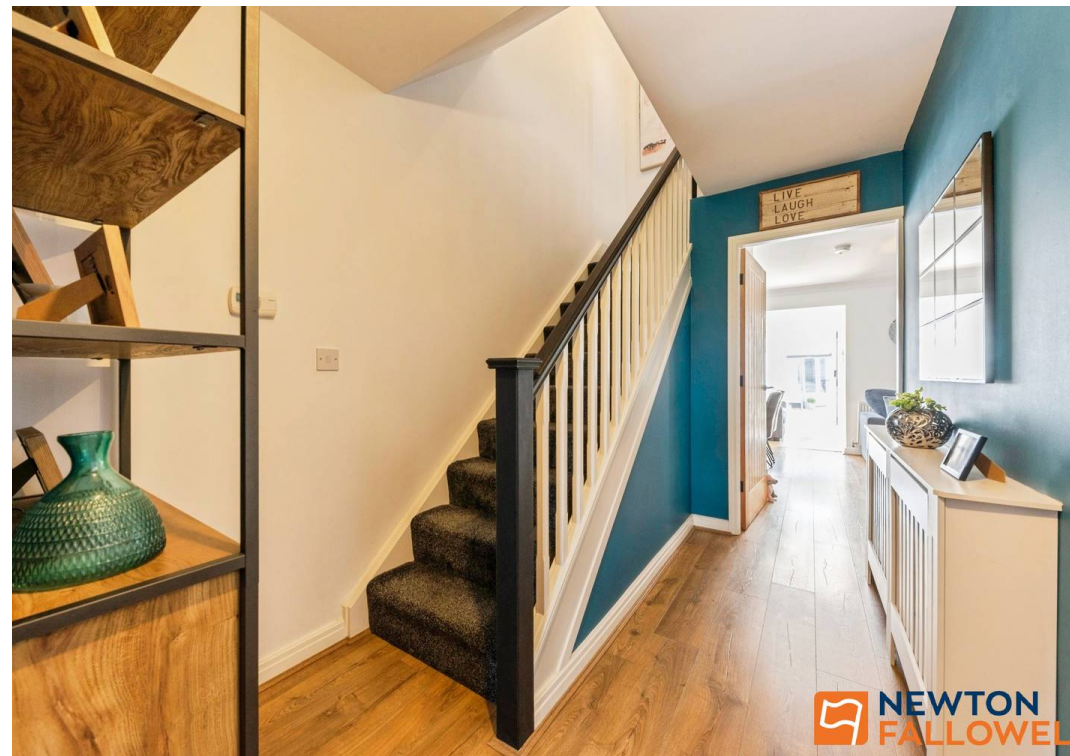
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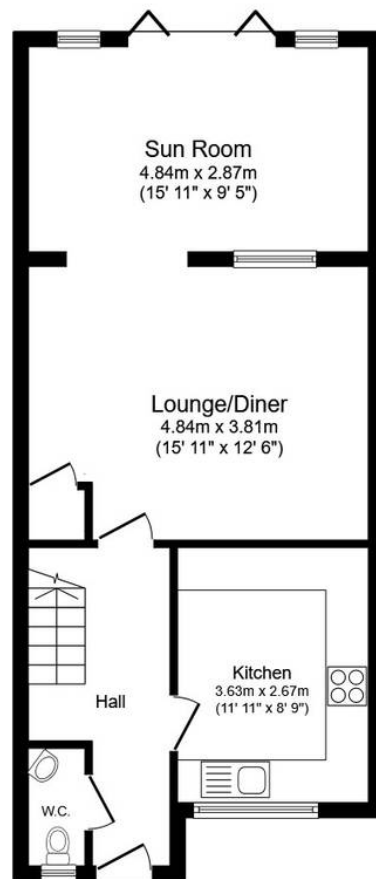
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ANTI MONEY LAUNDERING CHECKS

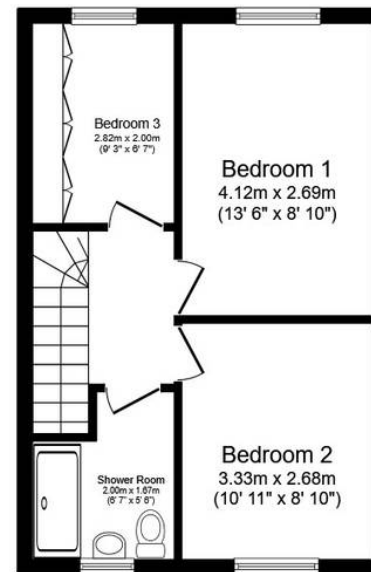
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Ground Floor



First Floor

Total floor area 89.0 sq.m. (958 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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