NEWTON FALLOWELL

60 Hathersage Close, Grantham. NG31 7GP

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Guide Price £170,000 - £178,500

- Ideal First Purchase
- Hall and Cloakroom
- Nicely Fitted Kitchen
- Well Proportioned Living Room
- Two Bedrooms
- Bathroom/WC
- Private Rear Garden
- Driveway Parking Space
- No Onward Chain
- Freehold - EPC Rating C

A well presented modern end terraced house situated in a convenient position off Springfield Road and offered for sale with vacant possession and NO CHAIN. The property offers comfortable and easily run accommodation and will appeal to FIRST TIME BUYERS and BUY TO LET investors alike. There is an entrance hall with a ground floor WC off, a nicely fitted kitchen and good sized living room overlooking the rear garden through French doors. The first floor comprises a landing, TWO BEDROOMS and a bathroom/WC. Driveway parking is available to the front and gated access leads to the rear garden. Gas central heating and uPVC double glazing. Viewing recommended.

ACCOMMODATION

ENTRANCE HALL

1.99m x 3.06m (6'6" x 10'0") maximum measurements into stairs.

With composite entrance door, vinyl flooring, central heating control, radiator, carpeted stairs to the first floor.

CLOAKROOM/WC

0.89m x 1.59m (2'11" x 5'2")

With uPVC obscure double glazed window to the front elevation, low level WC., pedestal wash basin, laminate floor, electric consumer unit and radiator.

KITCHEN
1.63m x 3.04m (5'4" x 10'0")
With uPVC double glazed window to the front elevation, a contemporary range of fitted units comprising base cupboards with working surfaces over and matching eye level units, work surfacing with inset stainless steel one and a half bowl sink and drainer, integrated oven, gas hob with stainless steel splashback and extractor over, kick space heater, wall mounted Logic combination boiler, tiled floor, spotlight track.

LOUNGE
3.7m x 4.49m (12'1" x 14'8")
A well proportioned room overlooking the rear garden through uPVC double glazed French doors and having vinyl flooring, useful under stairs storage cupboard and two radiators.

FIRST FLOOR LANDING
1.93m x 2.25m (6'4" x 7'5") maximum measurements into stairwell.
Having fitted carpet, radiator.

BEDROOM 1
2.65m x 3.7m (8'8" x 12'1")
With two uPVC double glazed windows to the front elevation, fitted carpet, radiator and built-in over stairs cupboard.

BEDROOM 2
2.55m x 3.7m (8'5" x 12'1")
With uPVC double glazed window to the rear elevation and radiator.

BATHROOM
1.7m x 2.26m (5'7" x 7'5")
Containing a white suite comprising panelled bath with shover and glazed screen over, pedestal wash basin and low level WC., tiling to wet areas, extractor fan and radiator.

OUTSIDE
The front garden comprises a tarmac driveway providing parking space for one vehicle, an outside tap and footpath to the front entrance door. There is shared pedestrian access to the side and gated access to a private rear garden which comprising of a paved patio, lawn and is enclosed by 6ft close boarded fencing. There is also a useful timber garden shed.

SERVICES
Mains water, gas, electricity and drainage are connected.

COUNCIL TAX
The property is in Council Tax Band A.

DIRECTIONS
From High Street proceed south passing Sainsburys on the left and continuing to the traffic light junction. Take the right turn onto Springfield Road, left onto Caunt Road, left onto Hathersage Close and follow the road virtually to the end.

GRANTHAM
The property is close to local amenities and bus service along Springfield Road to town and backs to a Co-op Food Store which is across on Springfield Road. 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.

AGENT'S 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.

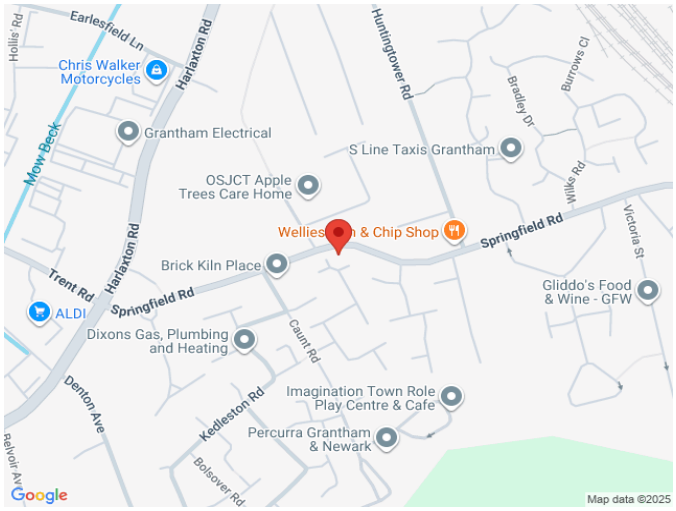
NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

Floorplan



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