

7 Richmond Drive, Grantham

Guide Price £425,000

NEWTON FALLOWELL

7 Richmond Drive

Grantham

Spacious 4-bed detached David Wilson home at Barrowby Lodge. Features large kitchen/family room, 2 receptions, double garage, driveway and private garden. No chain sale. Good access to amenities.
Council Tax band: E

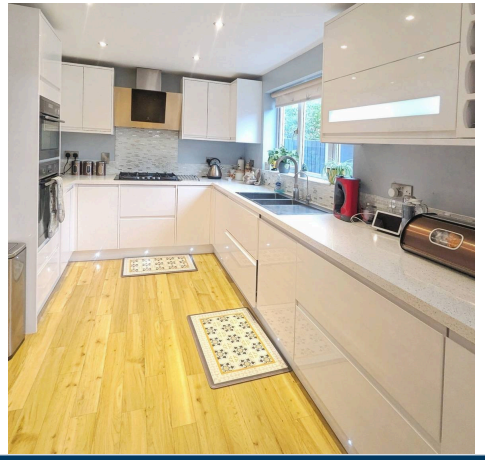
Tenure: Freehold

EPC Energy Efficiency Rating: C

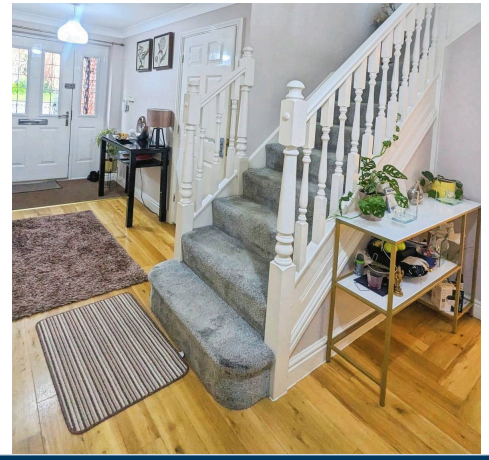
EPC Environmental Impact Rating: C

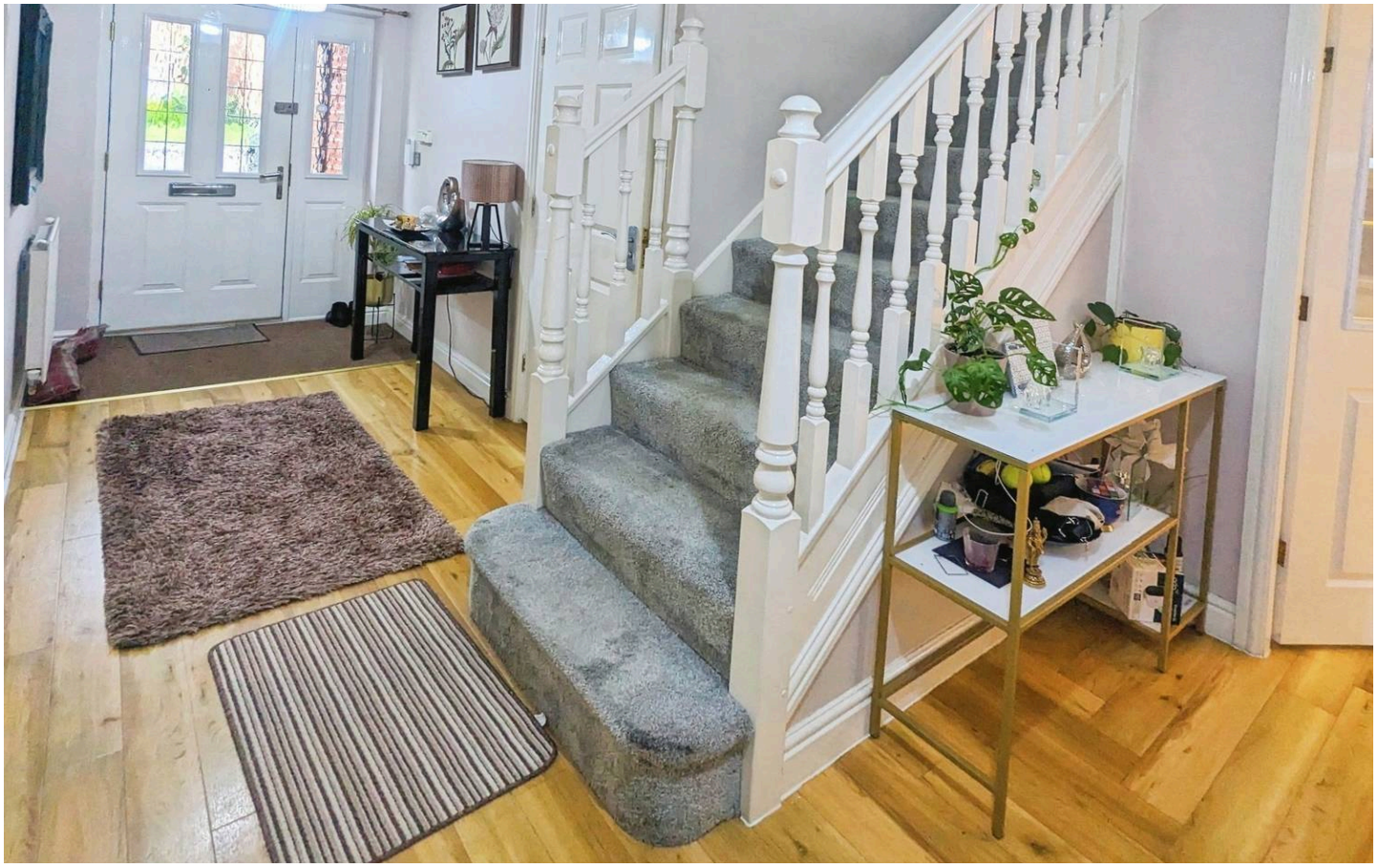
- David Wilson Built Detached House
- Popular Barrowby Lodge Position
- Excellent Family Accommodation
- Reception Hall and Cloakroom
- Two Reception Rooms
- Sociable Kitchen/Family Room
- Utility Room
- Four Double Bedrooms
- Two Bathrooms















ENTRANCE PORCH
ENTRANCE HALL

CLOAKROOM

LIVING ROOM
15' 10" x 11' 11" (4.83m x 3.63m)

DINING ROOM
12' 0" x 11' 6" (3.66m x 3.51m)

KITCHEN/BREAKFAST/GARDEN ROOM
22' 2" x 13' 10" (6.76m x 4.22m)

UTILITY ROOM
9' 2" x 5' 5" (2.80m x 1.65m)

LANDING

BEDROOM 1
15' 0" x 10' 7" (4.57m x 3.23m)

DRESSING AREA

EN SUITE SHOWER ROOM
8' 4" x 6' 6" (2.54m x 1.98m)

BEDROOM 2
12' 10" x 12' 0" (3.91m x 3.66m)

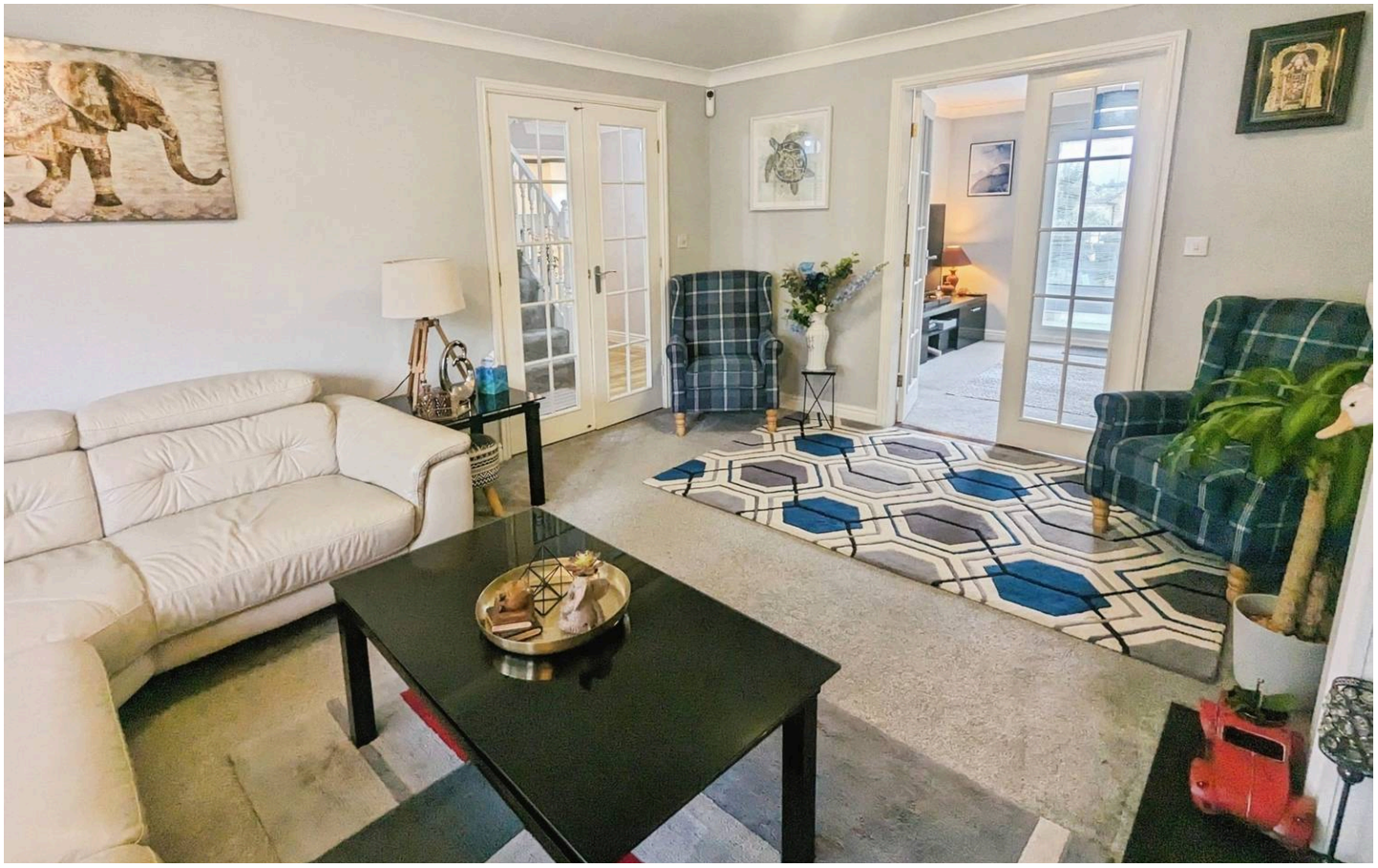
BEDROOM 3
12' 0" x 11' 6" (3.66m x 3.51m)

BEDROOM 4
14' 5" x 9' 2" (4.39m x 2.79m)

BATHROOM
9' 9" x 6' 2" (2.97m x 1.88m)

DOUBLE GARAGE
17' 0" x 15' 2" (5.18m x 4.62m)

VIEWING
Viewing by prior appointment only.







ANTI MONEY LAUNDERING CHECKS

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 (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

SERVICES

Mains electricity, water and drainage are connected. Gas fired central heating is installed. The services and appliances have not been tested and prospective purchasers must rely on their own enquiries in this respect.

COUNCIL TAX

The property is registered as Band E for Council Tax purposes.

PHOTOGRAPHS

The furnishings were taken previously and furnishings are for illustrative purposes only.













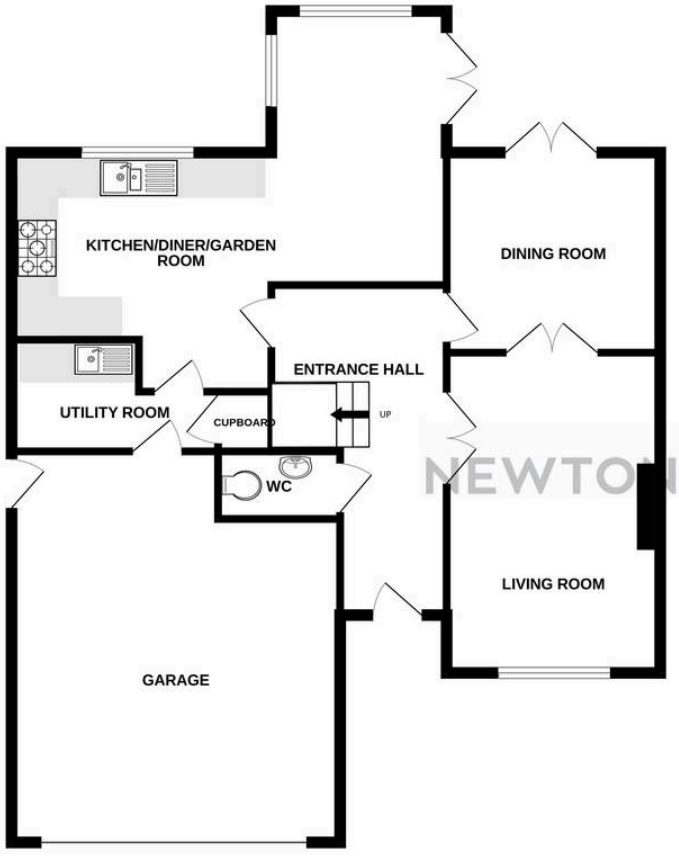




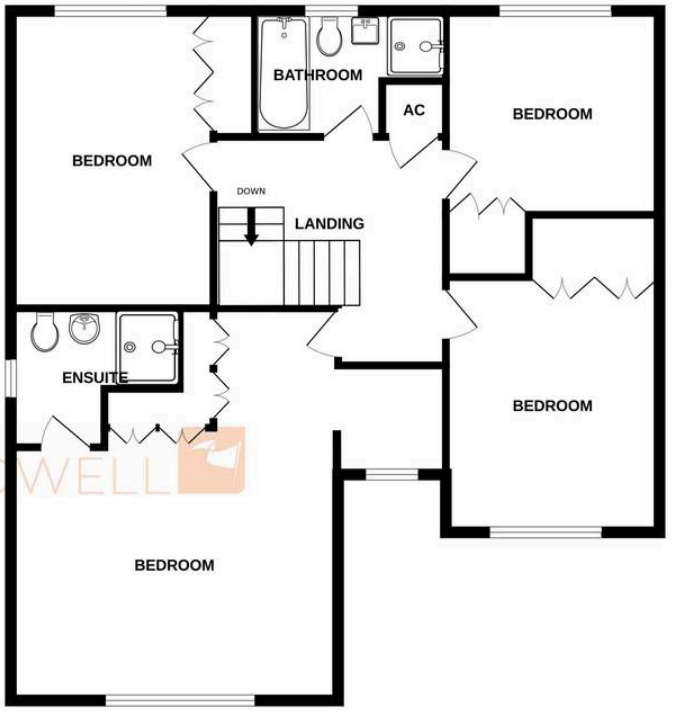



NEWTON
FALLOWELL

GROUND FLOOR



1ST FLOOR



NEWTON FALLOWELL



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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