



 **NEWTON**

49 South Parade, Grantham
£250,000

 **NEWTON FALLOWELL**

49 South Parade

Grantham

Spacious Edwardian end terrace near town centre. Three double bedrooms, flexible living spaces, off-road parking, enclosed garden, detached powered summerhouse. Council Tax Band A.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Spacious Edwardian family home
- Walking distance to the town centre
- Accommodation arranged over three floors
- Three generous double bedrooms
- Two spacious reception rooms
- Versatile additional reception room/study/snug
- Kitchen with breakfast area
- Family bathroom and en-suite shower room
- Off-road parking
- Beautifully maintained enclosed rear garden with detached summerhouse/home office



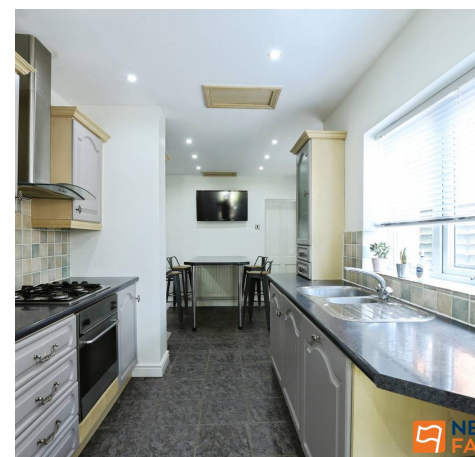
 **NEWTON
FALLOWE**



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ENTRANCE HALL

LIVING ROOM

14' 0" x 12' 2" (4.27m x 3.70m)

DINING ROOM

14' 0" x 12' 2" (4.27m x 3.72m)

KITCHEN

17' 8" x 14' 0" (5.38m x 4.27m)

Narrowing to 2.35M

RECEPTION ROOM

7' 8" x 7' 6" (2.34m x 2.28m)

GARDEN ROOM

5' 5" x 3' 3" (1.64m x 0.98m)

FIRST FLOOR LANDING

BEDROOM 2

14' 0" x 12' 2" (4.27m x 3.72m)

BEDROOM 3

12' 2" x 9' 7" (3.71m x 2.92m)

BATHROOM

BEDROOM 1

15' 9" x 9' 11" (4.81m x 3.02m)

EN-SUITE

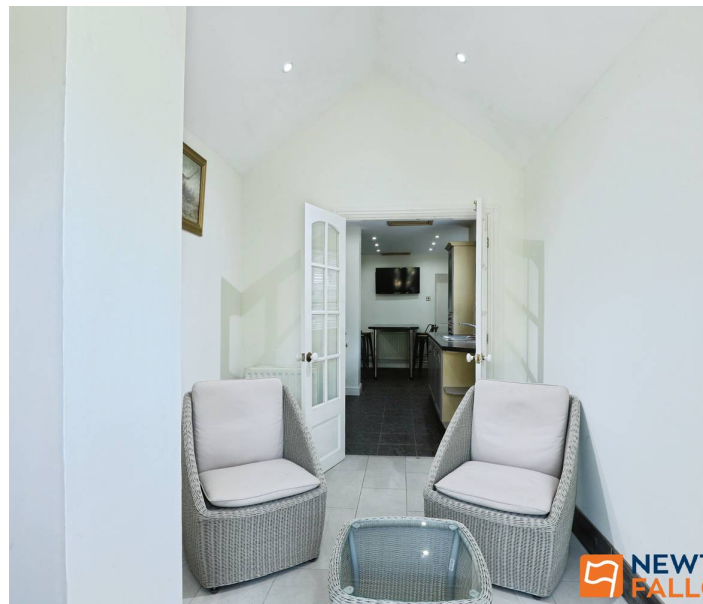
5' 11" x 5' 11" (1.80m x 1.80m)

SUMMER HOUSE

15' 6" x 12' 3" (4.73m x 3.73m)

With power connected + Heating.

COUNCIL TAX BAND A





SERVICES

Mains water, gas, electricity and drainage are connected.

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.

AGENTS NOTE

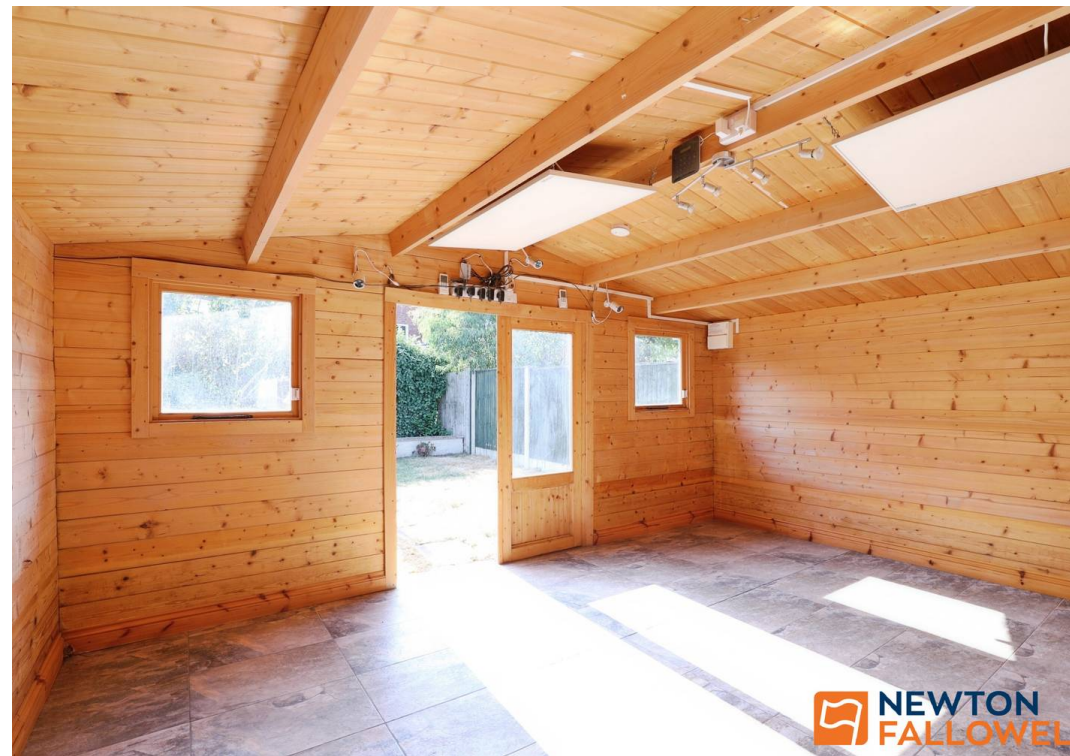
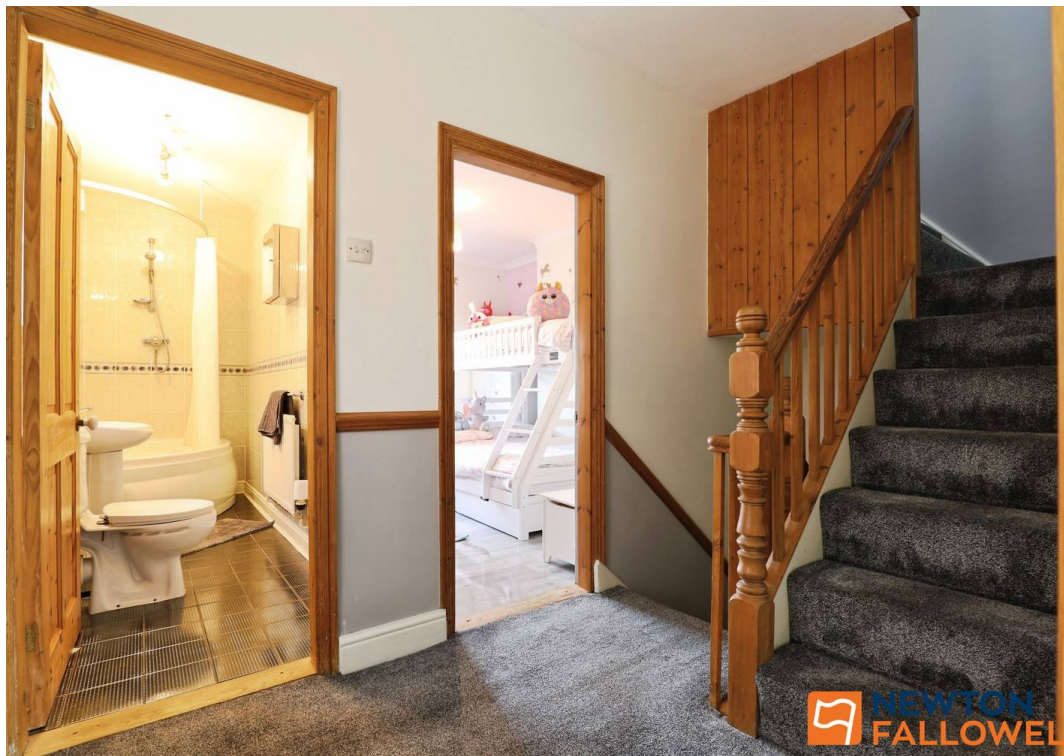
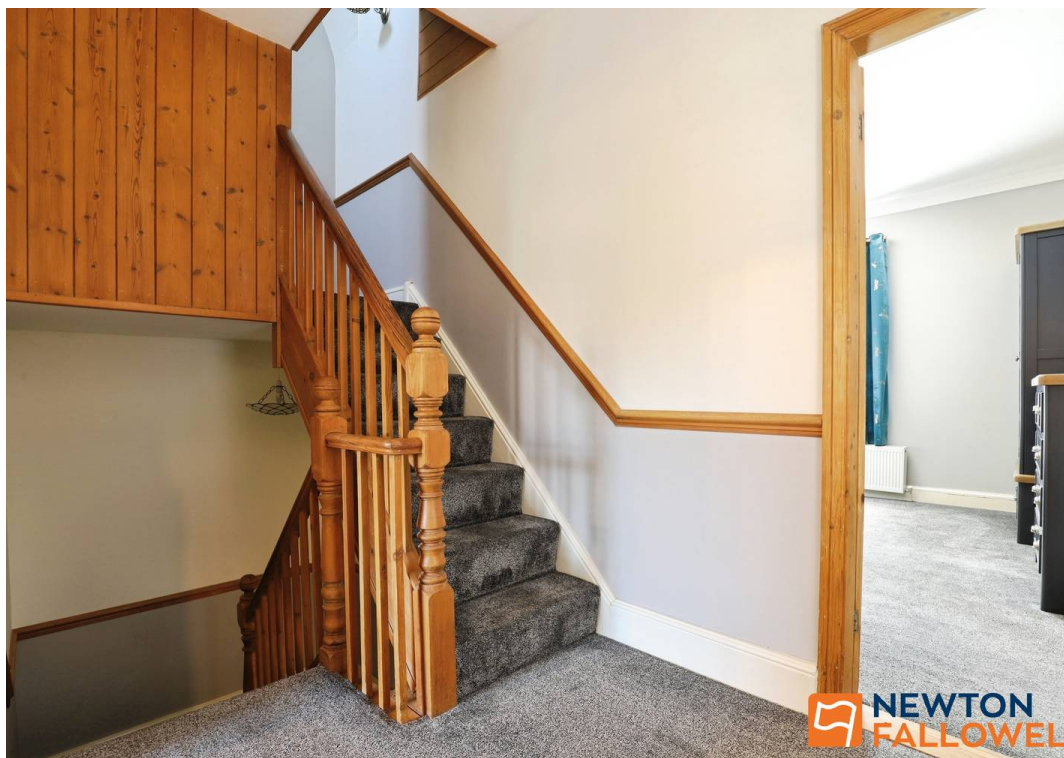
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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 £250 if you use their services.

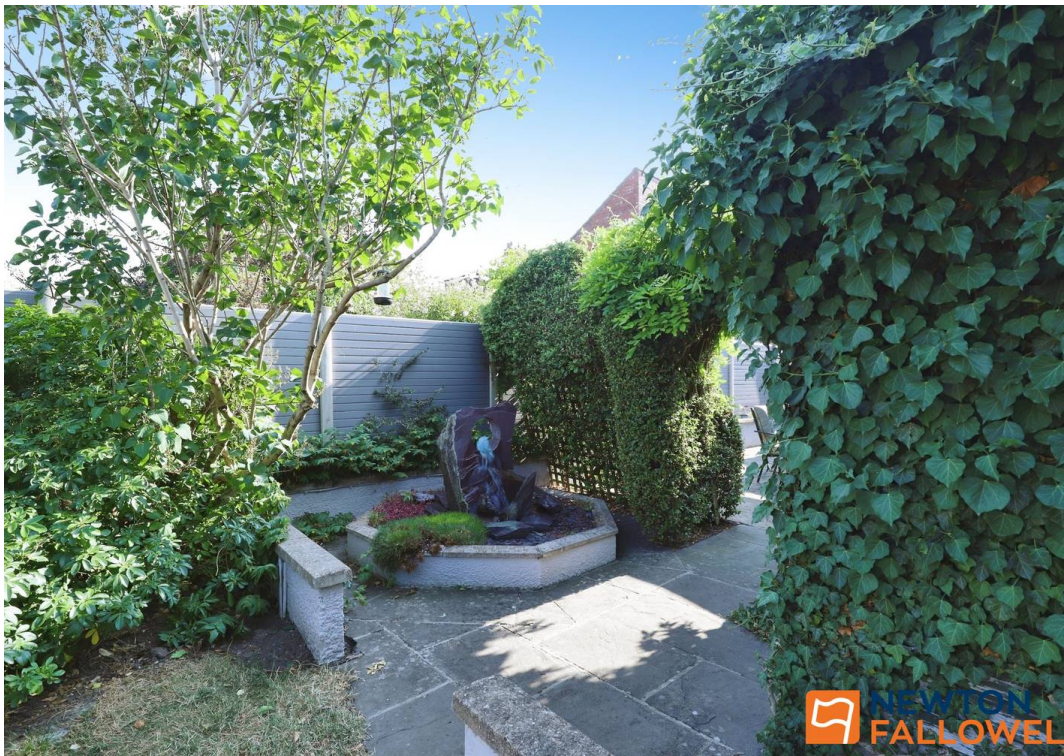
Anti-Money Laundering Checks

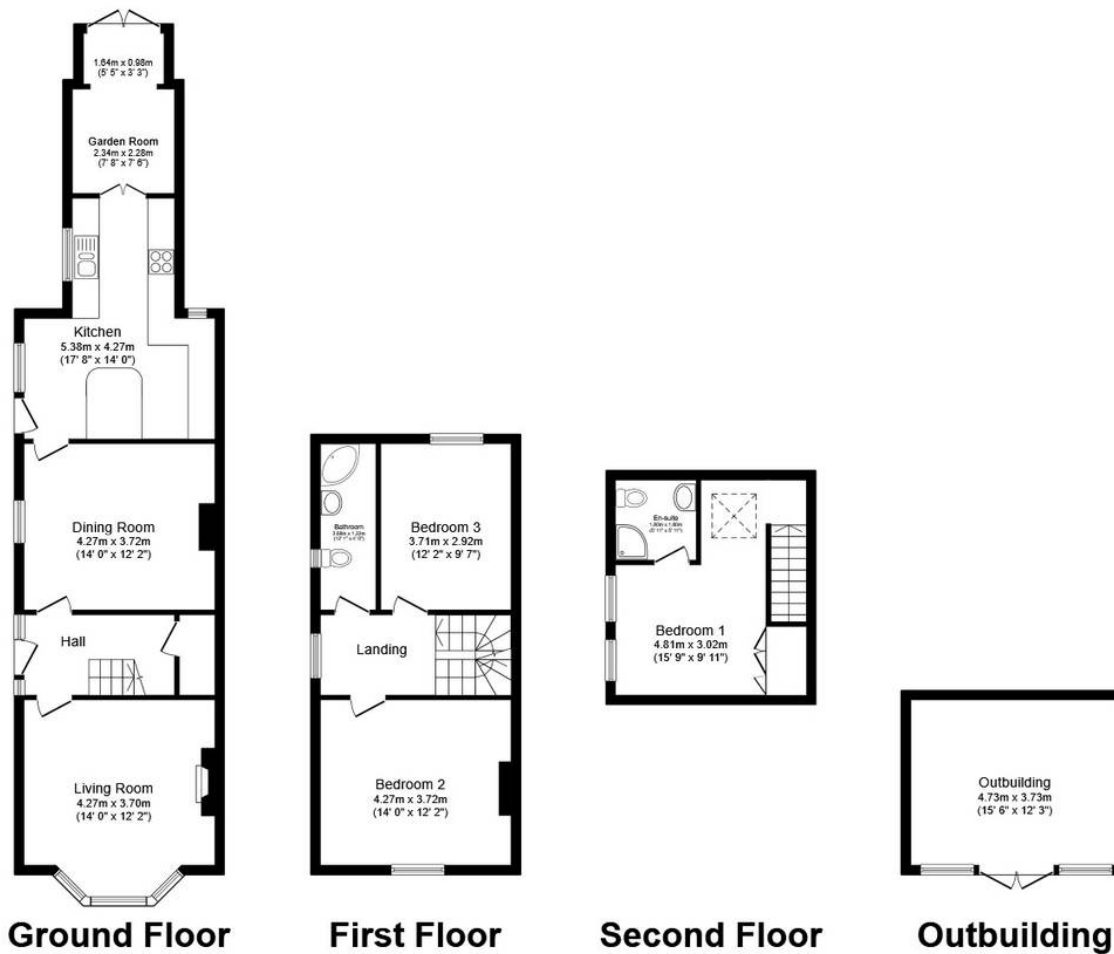
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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











Total floor area 145.6 sq.m. (1,568 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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