



23 Ravendale Close,
Grantham. NG31 8BS



Guide Price £250,000 to £270,000

- Popular Residential Location
- Close to Primary & Secondary Schooling
- Detached Family Home
- Lounge
- Dining Room
- Kitchen
- Family Bathroom
- Four Bedrooms
- No Onward Chain
- Freehold - Energy Rating C



Located on the popular Manthorpe estate and close to both Primary and Secondary Schooling you will find this Detached Family Home. The property has accommodation that comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Cloakroom, FOUR Bedrooms and Bathroom. Outside you will find a driveway that leads to the single garage and there are also front and rear gardens. The property also comes with the added benefits from Gas Central Heating, uPVC Double Glazing and is also being sold with no onward chain. So if you are looking for a DETACHED FAMILY HOME in a popular location and close to schooling then this maybe just what you are looking for, call the office today to book your viewing.

ACCOMMODATION

ENTRANCE HALL

With uPVC obscure double glazed entrance door and side panel, radiator, stairs rising to the first floor, under stairs storage and Karndean flooring.

CLOAKROOM

With uPVC obscure double glazed window to the front aspect, wash handbasin, low level WC., radiator and Karndean flooring.





LOUNGE

3.50m x 4.80m (11'6" x 15'8")

With uPVC double glazed window to the rear aspect, coal effect gas fire on marble style hearth, radiator and glazed double doors to the dining room.

DINING ROOM

3.54m x 2.87m (11'7" x 9'5")

With uPVC double glazed French doors to the garden, a range of contemporary floor to ceiling fitted cupboards along one wall, radiator and Karndean flooring.

KITCHEN

2.50m x 3.60m (8'2" x 11'10")

With uPVC double glazed window to the front aspect, uPVC half obscure double glazed door to the side, a range of base level cupboards and drawers with matching eye level units, work surfacing with inset twin bowl stainless steel sink with mixer tap over, inset 5-ring Bosch gas hob with Siemens electric oven beneath and stainless steel chimney style extractor over, integrated dishwasher, space and plumbing for washing machine, under unit lighting, integrated fridge freezer, integrated microwave, wall mounted gas fired combination boiler, radiator and Karndean flooring.

FIRST FLOOR LANDING

With uPVC double glazed window to the front aspect, loft hatch access and airing cupboard.

BEDROOM 1

2.60m x 4.26m (8'6" x 14'0")

With uPVC double glazed window to the rear aspect, a good range of fitted wardrobes and over bed storage, radiator.

BEDROOM 2

2.60m x 4.00m (8'6" x 13'1")

With uPVC double glazed window to the rear aspect and radiator.

BEDROOM 3

2.27m x 3.40m (7'5" x 11'2")

With uPVC double glazed window to the front aspect, fitted bedroom furniture and radiator.

BEDROOM 4

3.13m narrowing to 1.9m x 1.7m widening to 2.6m (10'3" narrowing to 6'2" x 5'6" widening to 8'6")
With uPVC double glazed window to the front aspect and radiator.

BATHROOM

With uPVC obscure double glazed window to the front aspect, a 3-piece suite comprising panelled bath with electric shower over and glazed screen, pedestal wash basin, low level WC., tiling to wet areas and radiator.

OUTSIDE

There is a small lawned frontage with footpath leading to the front entrance door and driveway. The driveway offers generous off-road parking and leads to the single garage. A timber gate leads through to the rear garden where there is a patio seating area, lawned garden and timber fencing and brick wall to the boundaries.

GARAGE

2.40m x 4.60m (7'11" x 15'1")

With up-and-over door, power and lighting.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Continue over the traffic lights on to Manthorpe Road, passing the hospital on the left-hand side. Take the left turn before entering Manthorpe village on to Longcliffe Road and take the right turn onto Ravendale Close. The property is towards the end on the left-hand side.





GRANTHAM

Grantham is situated approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has a mainline station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets (Asda, Lidl, Sainsburys and Aldi as well as an M&S food store) and a Saturday street market.

The Manthorpe estate has a regular bus service to town as well as to Lincoln and Sleaford. There is a local shop on the estate. Schools close by are the Manthorpe Pre-School Playgroup, Cliffedale Primary School and The Priory Ruskin Academy, so all ages catered for.

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 asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a 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 £350 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



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.
Made with Metropix 6/2023



Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk