

35a Albert Street, Grantham

£110,000

NEWTON FALLOWELL

35a Albert Street

Grantham

Stylish 2-bed home with solar panels, smart lighting, AC, modern kitchen, sleek shower room, large loft, and 934-year lease. Private entrance. Early viewing recommended.
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- NO ONWARD CHAIN!
- Spacious Dining Kitchen
- 1TB Full fibre to the Premises
- Modern Air Conditioning
- Generous Master Bedroom
- Solar Panels
- Contemporary Walk-in Shower Room
- Fully Double-Glazed
- Move-in Ready
- Energy Efficient Home



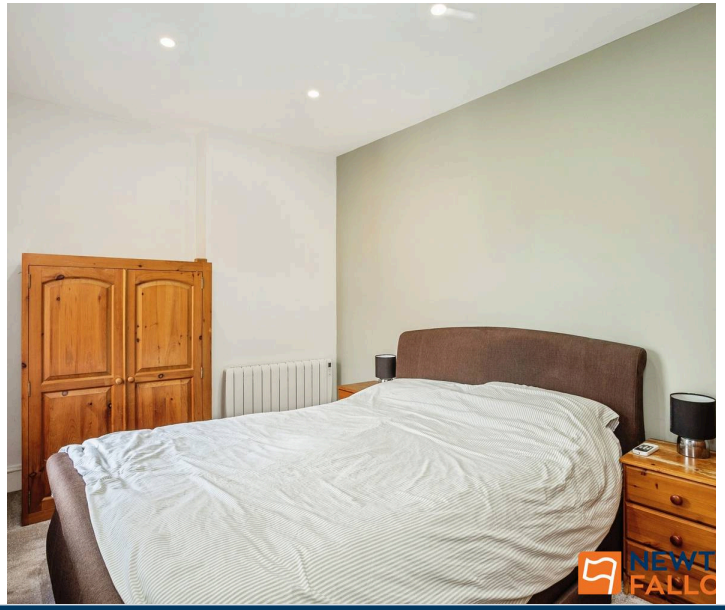












GRANTHAM

The property is within walking distance of local amenities, Dysart Park, 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.

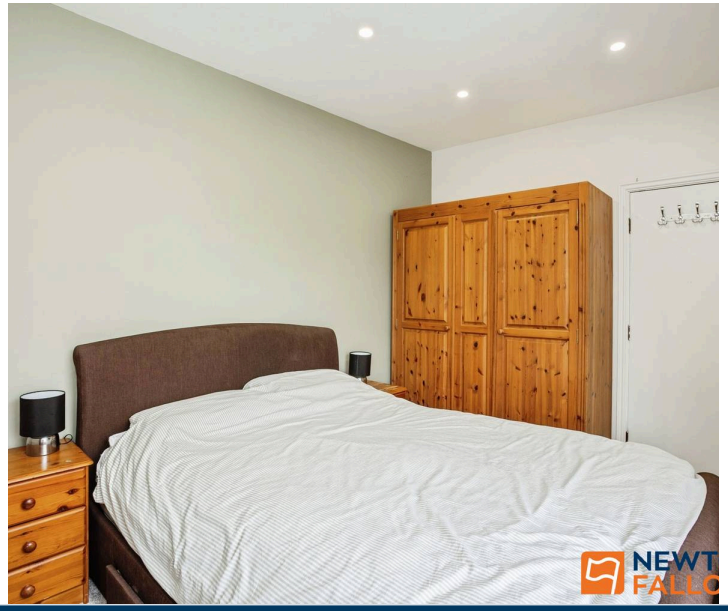
ENTRANCE HALL

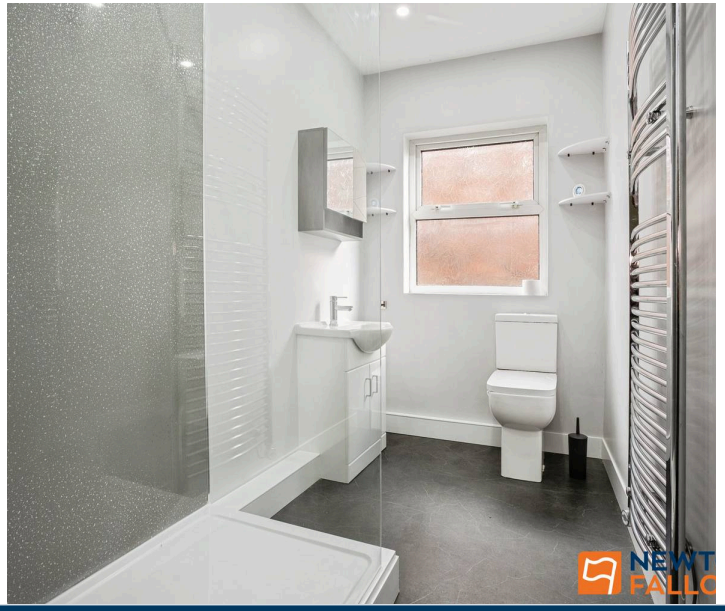
Entered via a secure UPVC front door with obscure glazed panels and a transom window letting in natural light, this welcoming entrance hall features soft sage green walls, dark wood skirtings, and fitted grey carpeting. A straight staircase with a wall-mounted wooden handrail rises directly to the first-floor landing, offering a clean, straightforward entry point to the property

FIRST FLOOR LANDING

Continuing the soft sage green walls and fitted grey carpeting from the entryway, this spacious central landing connects all first-floor rooms. A wooden spindle balustrade frames the stairwell, complemented by matching timber door frames and baseboards. The landing also provides access to the loft via an overhead hatch and offers ample wall space for freestanding storage furniture or display items.







KITCHEN / DINER

14' 0" x 11' 7" (4.27m x 3.53m)

This bright and expansive dining kitchen is finished with contemporary patterned vinyl flooring, white tiled splashbacks, and crisp white walls illuminated by recessed ceiling spotlights. The space features a flexible blend of cream shaker-style base and wall units alongside natural wood-toned cabinetry, contrasted by white worktops and stylish dark handles. It comes well-equipped with a black range-style cooker topped by a matching black extractor hood, a stainless steel sink with a goose-neck mixer tap situated beneath a large UPVC double-glazed window with a roller blind, and dedicated space for a tall fridge-freezer, washing machine, and dishwasher. The layout easily accommodates a family dining table, making it a functional hub for both everyday meals and entertaining.

LIVING ROOM

13' 7" x 12' 4" (4.13m x 3.75m)

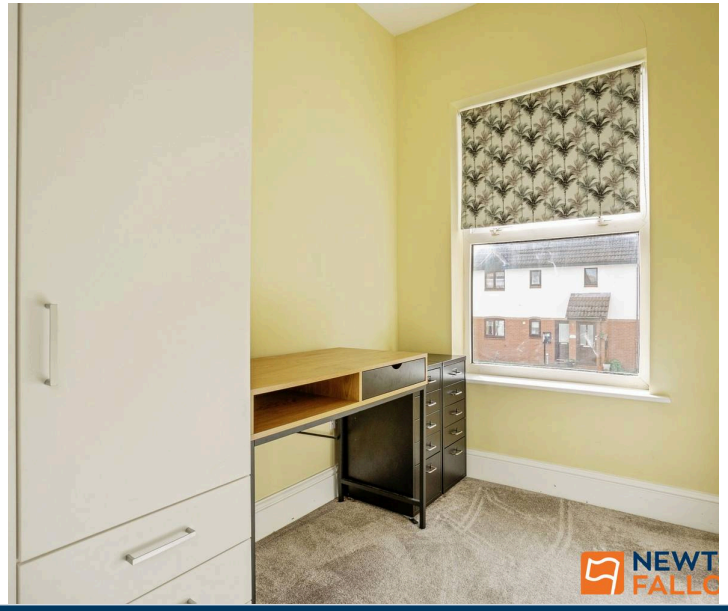
This stylish living space features deep teal walls with a traditional dado rail, soft grey carpeting, and recessed ceiling spotlights. The focal point of the room is a full-height exposed-brick chimney breast with an arched open hearth and a raised brick display mantle. A wall-mounted air conditioning unit provides convenient heating and cooling, complemented by a modern electric radiator. Twin UPVC double-glazed windows draw in plenty of natural light, while built-in low-level alcove cabinetry offers practical storage alongside plenty of room for lounge seating and media furniture.

BEDROOM ONE

13' 8" x 8' 9" (4.17m x 2.66m)

This spacious double bedroom features soft grey carpeting, recessed ceiling spotlights, and a muted sage feature wall behind the bed space. Comfort is well catered for with a wall-mounted air conditioning unit alongside a contemporary electric radiator. A UPVC double-glazed window fitted with a roller blind brings in natural daylight, while the generous floor plan easily accommodates a double bed, bedside tables, and substantial wardrobes.







BEDROOM TWO

8' 5" x 5' 11" (2.57m x 1.80m)

This versatile room features warm soft-yellow painted walls paired with plush grey carpet. A UPVC double-glazed window fitted with a patterned leaf-print roller blind provides good natural light. Equipped with built-in white floor-to-ceiling storage cabinetry—combining overhead cupboards, wardrobe space, and lower drawers—this well-proportioned space easily functions as a comfortable single bedroom, nursery, or home office.

SHOWER ROOM

13' 8" x 5' 3" (4.16m x 1.59m)

This stylish three-piece shower room features modern dark slate-effect flooring, crisp light grey walls, and a tall chrome heated towel rail. The standout feature is a spacious walk-in shower enclosure fitted with a glass screen, textured grey water-resistant wall cladding, and a dual-head shower system including a rainfall showerhead. Completing the suite is a wash hand basin set over a white double-door vanity storage unit, a wall-mounted mirrored cabinet with open shelving, a low-level WC, and a UPVC double-glazed obscure window for privacy and natural light.

AGENTS 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. 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.


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Total floor area 69.4 sq.m. (748 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). Powered by www.focalagent.com

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