



 **NEWTON**

41 Manchester Way, Grantham
£210,000

 **NEWTON FALLOWELL**

41 Manchester Way

Grantham

Well-presented 3-bed semi with open-plan lounge/diner, conservatory, fitted kitchen, garage, off-road parking, and large garden. Close to Grantham centre, schools, and rail links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

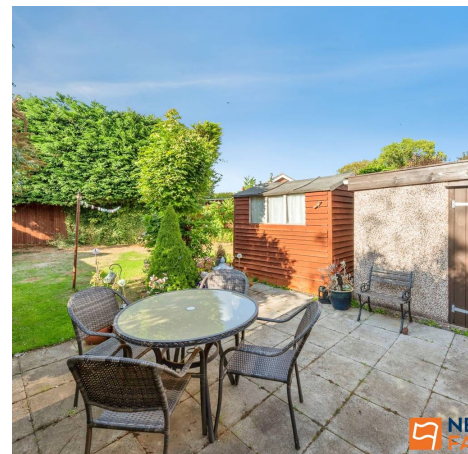
- Spacious Corner Plot
- No Onward Chain - Ready To Move!
- Quiet Cul-De-Sac
- Three Bedrooms
- Open-Plan Lounge / Diner
- Conservatory
- Popular Residential Estate
- Driveway Parking For 3 Vehicles
- Family Bathroom
- Garage + Two Sheds



 **NEWTON
FALLOWE**



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GRANTHAM

The property is within walking distance of local amenities, 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

LOUNGE

14' 0" x 11' 6" (4.27m x 3.50m)

DINING AREA

6' 10" x 11' 8" (2.09m x 3.55m)

CONSERVATORY

11' 11" x 8' 2" (3.62m x 2.50m)

KITCHEN

11' 10" x 7' 10" (3.60m x 2.40m)

FIRST FLOOR LANDING

BEDROOM ONE

15' 1" x 8' 5" (4.61m x 2.57m)

BEDROOM TWO

10' 6" x 8' 3" (3.19m x 2.51m)

BEDROOM THREE

8' 1" x 6' 2" (2.46m x 1.89m)

BATHROOM

6' 2" x 5' 9" (1.89m x 1.75m)





AGENTS NOTE

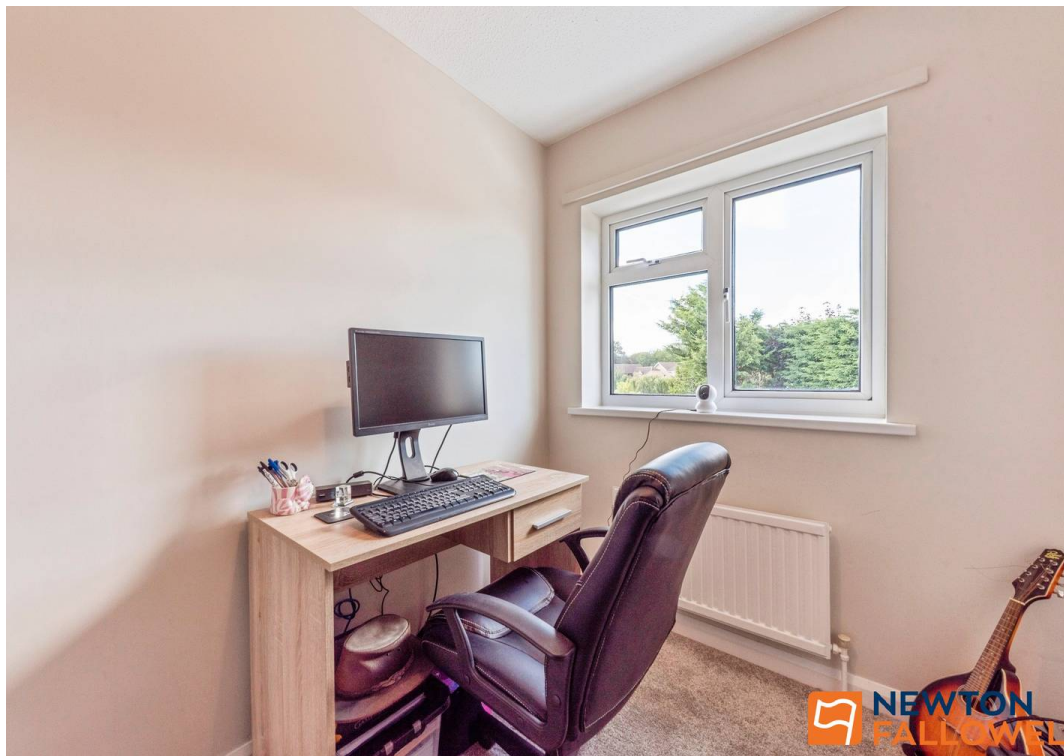
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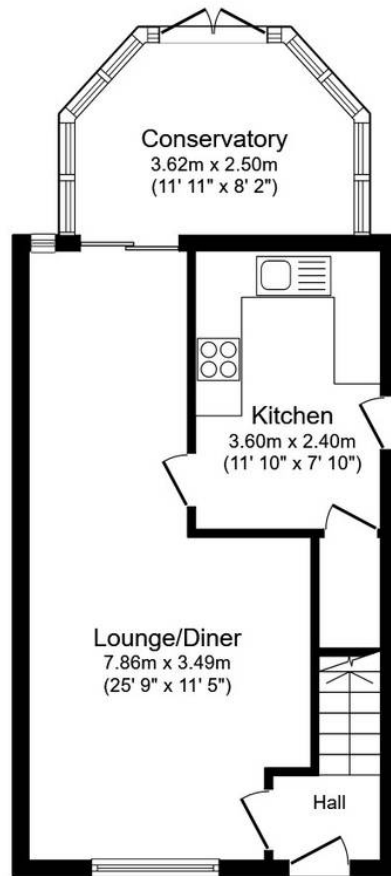
ANTI MONEY LAUNDERING CHECKS

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

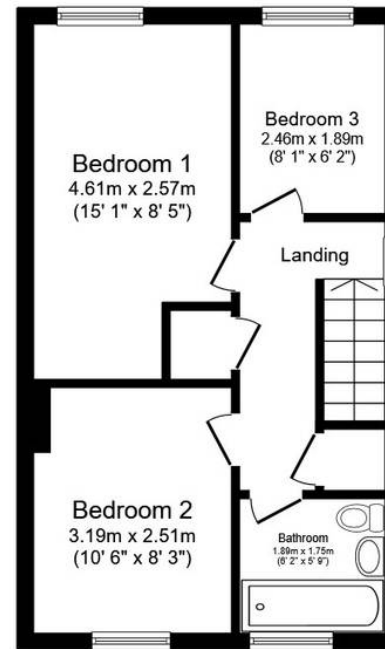




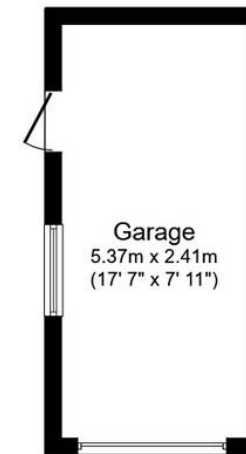




Ground Floor



First Floor



Garage

Total floor area 85.7 sq.m. (923 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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