



Chelmsford Drive, Grantham



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- Detached Bungalow
- Beautifully Presented
- Popular Barrowby Gate Area
- Spacious Conservatory
- Kitchen / Breakfast Room
- Lounge + Dining Area
- Freehold
- EPC rating C



A beautiful detached bungalow positioned on a desirable plot within a well-regarded residential setting, offering convenient access to the town centre and a range of local amenities. The well-proportioned accommodation comprises an inviting entrance hall, a fitted kitchen with space for informal dining, a comfortable sitting room leading to a dining area, and a bright conservatory overlooking the garden. There are two bedrooms, complemented by a stylish shower room. Externally, the property benefits from generous driveway parking, a detached garage, and an attractive rear garden to spend a summers evening. This appealing home represents an excellent opportunity for those seeking a retirement property in a mature and established location.

GRANTHAM

Grantham is a thriving market town in the South Kesteven district of south west Lincolnshire. 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.





ACCOMMODATION

PORCH

ENTRANCE HALL

KITCHEN / BREAKFAST

3.88m x 2.89m (12'8" x 9'6")

LOUNGE

5.12m x 3.55m (16'10" x 11'7")

DINING AREA

2.93m x 2.14m (9'7" x 7'0")

CONSERVATORY

4.51m x 2.68m (14'10" x 8'10")

BEDROOM ONE

3.38m x 4.05m (11'1" x 13'4")

BEDROOM TWO

3.81m x 2.46m (12'6" x 8'1")

SHOWER ROOM

2.21m x 1.63m (7'4" x 5'4")

GARAGE

Up and over door, light and power connected.

SERVICES

Mains gas, electricity water and drainage are connected. Gas fired central heating. Replacement electricity consumer unit. We have not tested the services or appliances and prospective purchasers should rely on their own enquiries in this respect.

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.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the 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 £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.

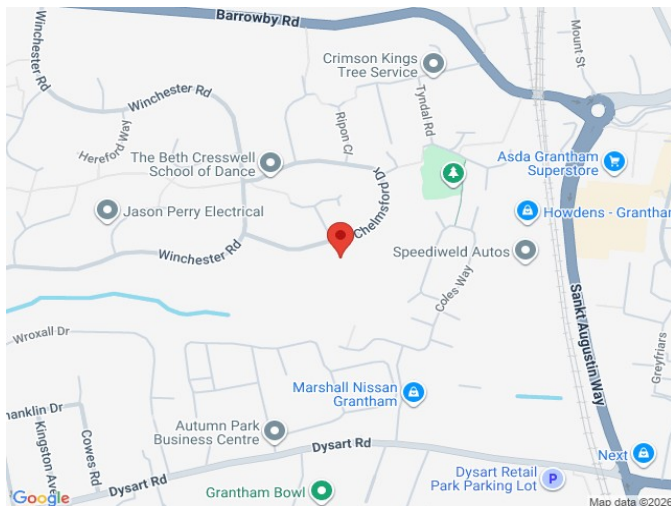
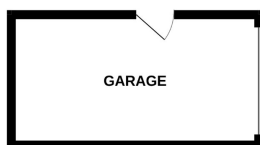
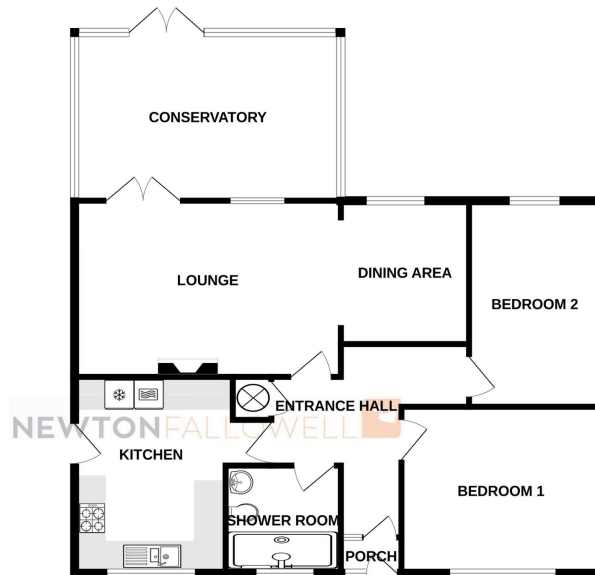
For more information please call in the office or telephone 01476 591900.





Floorplan

GROUND FLOOR



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