



15 Woburn Drive  
Grantham

**BROWN & CO**







## 15 Woburn Drive, Grantham

A two bedroom detached bungalow situated in a generous corner plot of around 0.09 of an acre. The property is vacant with no onward chain and offers an entrance porch, kitchen, living/dining room, two bedrooms and a family bathroom. Outside there is off street parking and a large rear garden which is mainly laid to lawn.



### Tenure & Possession

Freehold and for sale by private treaty.

### Council Tax

Band B

### Mobile

We recommend you visit the ofcom website and check your individual providers coverage.

### Broadband

We understand from the Ofcom website that standard, Super Fast and Ultra fast broadband is available at this property with a maximum download speed of 1000 Mbps and an upload speed of 100 Mbps.

### Services

The property offers mains water, gas, electric and mains sewer connection.

### Viewing Procedure

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

### Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

### Agent

James Mulhall

01522 504318

[lincolnresidential@brown-co.com](mailto:lincolnresidential@brown-co.com)

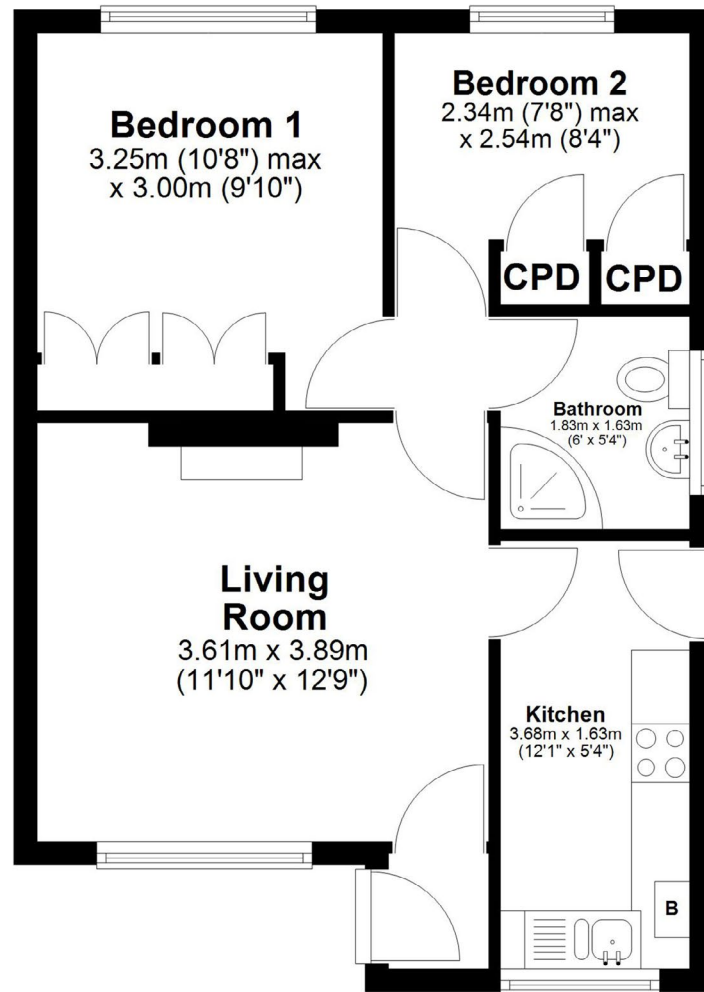
Postcode – NG31 9UE





## Ground Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



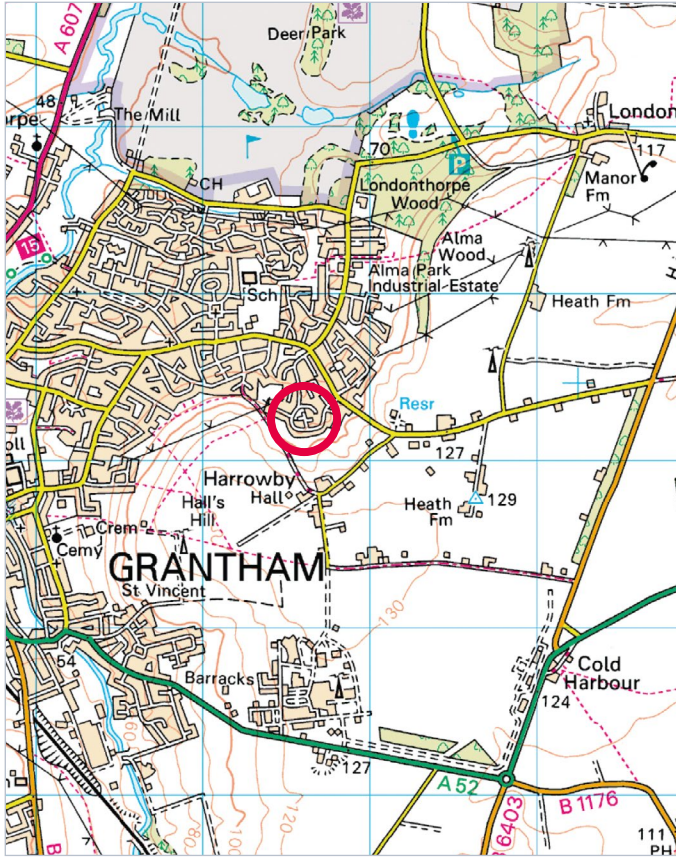
Total area: approx. 42.0 sq. metres (451.7 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

**15 Woburn Drive, Grantham**





Entering Grantham on Harrowby Lane proceed and take the second turn into Kenilworth Road. Proceed on this road and then turn left onto Woburn Drive and the property can be found on your left.

<https://what3words.com/dine.entire.shaky>

### Energy performance certificate (EPC)

|  |                           |   |
|--|---------------------------|---|
| 15, Woburn Drive<br>GRANTHAM<br>NG31 9UE | Energy rating<br><b>D</b> | Valid until:<br>28 November 2026                |
|  |                           | Certificate number:<br>8092-1512-5929-3327-4963 |

Property type  
Detached bungalow

Total floor area  
41 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

#### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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