



168 Dudley Road, Grantham
£160,000

 **NEWTON FALLOWELL**

168 Dudley Road

Grantham

Extended 4-bed terraced home near Grantham centre.
Spacious lounge, kitchen/diner, modern bathroom, flexible
4th bedroom, gas heating, double glazing, large rear garden
by River Witham.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Four Bed Terraced Home
- Close To Local Amenities
- Generous Bedrooms
- Large Garden
- Fantastic Transport Links
- Popular Residential Location
- Two Reception Rooms
- Versatile Downstairs Room
- Lovely Position Backing onto River Witham
- Attention Investors & First Time Buyers





LOUNGE

11' 11" x 12' 0" (3.64m x 3.67m)

With uPVC double glazed window to the front aspect, uPVC half obscure glazed entrance door with transom window over, laminate flooring, fireplace with multi fuel stove within and radiator.

HALLWAY

With door to the cellar and stairs rising to the first floor.

CELLAR

Offering ideal storage space.

KITCHEN/DINING ROOM

13' 1" x 11' 10" (3.99m x 3.61m)

A fitted kitchen with base level cupboards and drawers incorporating wine rack and matching eye level units, pull-out extractor with space beneath for a slot-in cooker, work surfacing with inset stainless steel sink and drainer, door to the rear hallway, radiator, space and plumbing for washing machine and dishwasher, tiled floor, tiled splashbacks, space for table and chairs and fridge freezer.

REAR HALL

Leading to the bathroom and Bedroom 4/Study and with half glazed uPVC door to the garden.

BATHROOM

15' 1" x 6' 9" (4.61m x 2.05m)

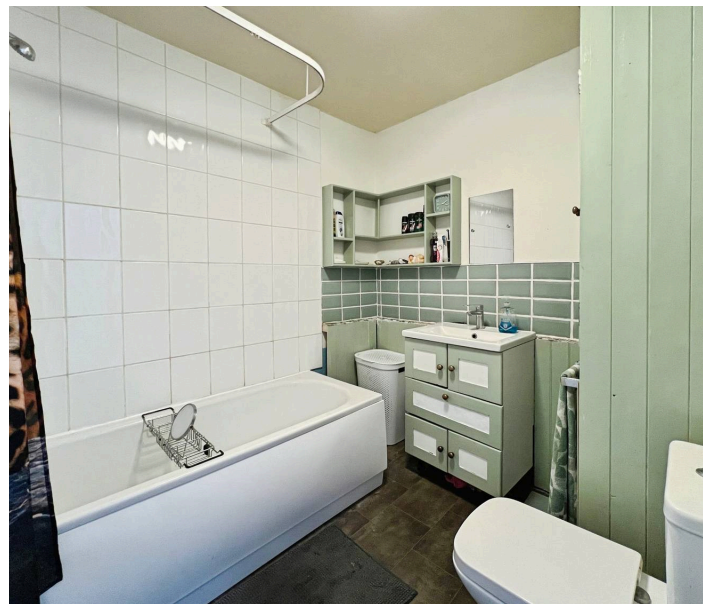
Having panelled bath with shower over, wash basin with vanity storage beneath and low level WC., radiator, part tiled walls and vinyl flooring.

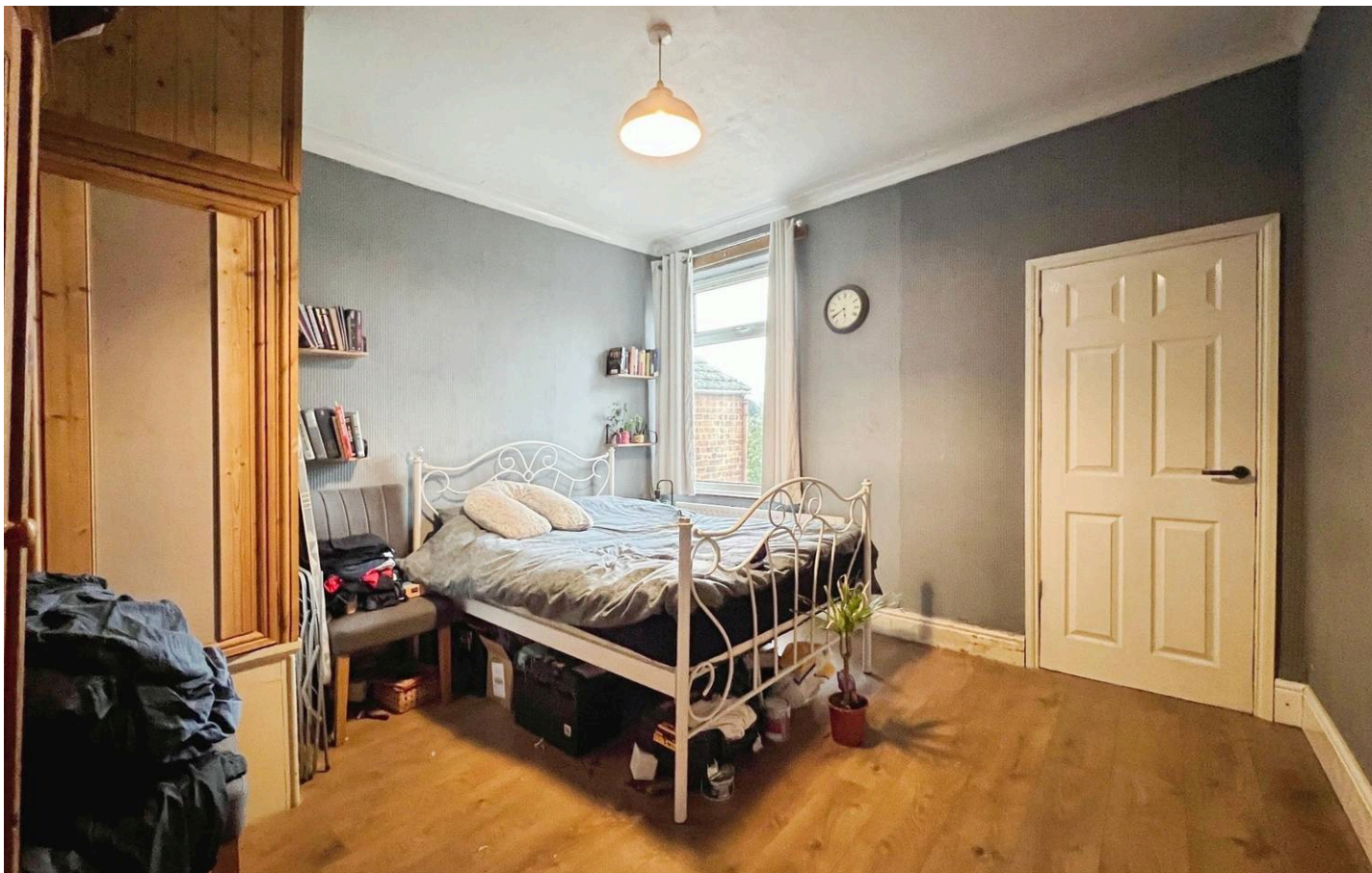
BEDROOM 4/STUDY

12' 2" x 6' 9" (3.70m x 2.05m)

With uPVC double glazed window to the side aspect, radiator and laminate flooring.

FIRST FLOOR LANDING





BEDROOM 1

13' 2" x 11' 10" (4.01m x 3.61m)

With uPVC double glazed window to the front aspect, radiator and laminate flooring.

BEDROOM 2

11' 11" x 11' 11" (3.63m x 3.63m)

With uPVC double glazed window to the front aspect, radiator and laminate flooring.

BEDROOM 3

6' 11" x 9' 3" (2.10m x 2.82m)

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

SERVICES

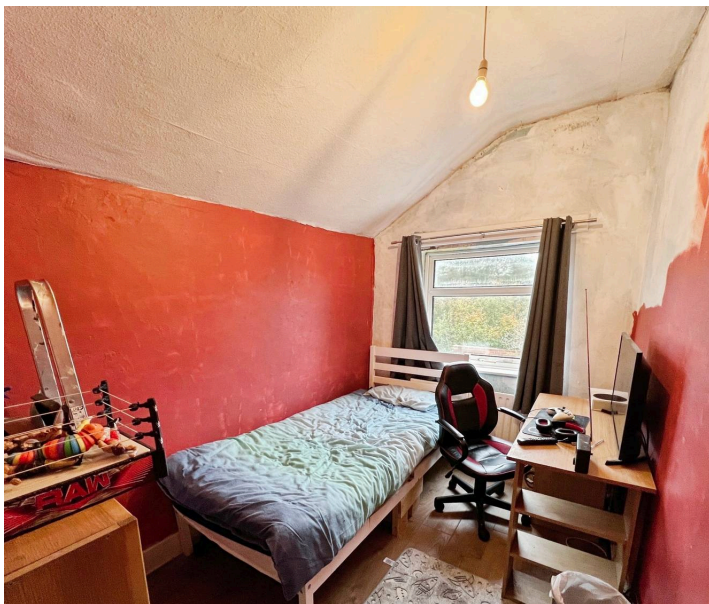
Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

AGENTS NOTE

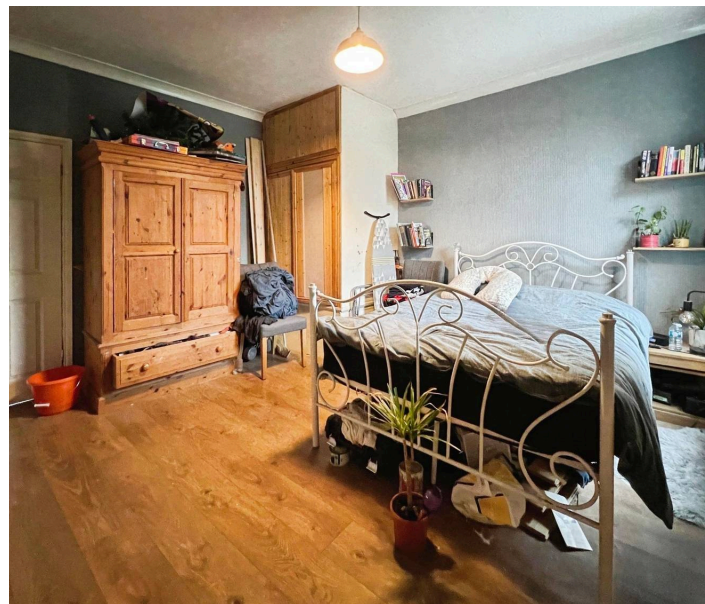
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot 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.





Anti-Money Laundering Checks

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







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.
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