



17 Manchester Way, Grantham
£185,000

 **NEWTON FALLOWELL**

17 Manchester Way

Grantham

Modern detached 2-bed bungalow in Barrowby Gate with driveway, garage, west-facing garden. Recently redecorated. No onward chain. Includes kitchen, living room, conservatory, shower room.

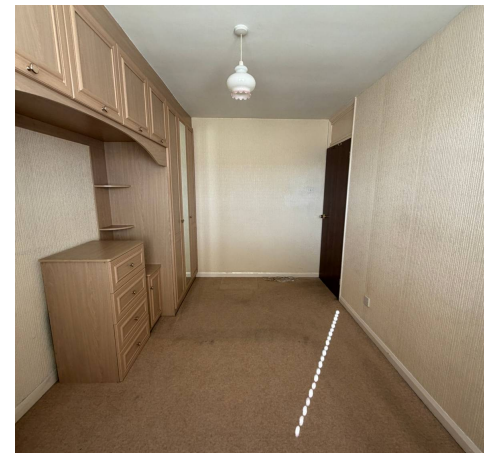
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Bungalow
- Conservatory
- Popular Barrowby Gate Area
- Two Bedrooms
- Some Scope for Improvement
- Shower Room/WC
- Modern Kitchen
- Garage, Driveway and West Facing Garden and Gardens
- Lounge/Dining Room
- EPC D





ENTRANCE HALL

Having double glazed entrance door from side elevation, built-in cloaks cupboard and separate linen cupboard with electric heating element, central heating thermostat and loft hatch to roof space.

KITCHEN

7' 3" x 9' 3" (2.20m x 2.81m)

Fitted with a range of modern units comprising base cupboards with working surfaces over and matching eye level cupboards, inset stainless steel sink and drainer, oven, hob and extractor hood, tiled splashbacks, tiled floor, uPVC double glazed window to rear and wall mounted gas fired combination boiler.

LIVING ROOM

10' 4" x 17' 1" (3.15m x 5.21m)

A spacious living room with uPVC double glazed sliding patio door to the conservatory, feature brick fireplace with quarry tiled hearth and fitted gas fire, coving, two radiators and new fitted carpet.

CONSERVATORY

7' 10" x 9' 2" (2.40m x 2.79m)

Of brick and uPVC construction, quarry tiled windowsills and uPVC double glazed French doors to the garden.

BEDROOM 1

8' 6" x 13' 1" (2.60m x 3.99m)

Having uPVC double glazed window to the front elevation, a range of fitted wardrobes, drawers and top cupboards and radiator.

BEDROOM 2

9' 4" x 10' 2" (2.84m x 3.10m)

Having uPVC double glazed window to the front aspect, fitted wardrobes and drawers and radiator.





SHOWER ROOM/WC

6' 1" x 7' 2" (1.86m x 2.18m)

Containing a white suite comprising shower cubicle with Heatstore electric shower within, wash basin with cupboard below and low level WC., tiled floor, heated towel rail, fully tiled walls, mirror and uPVC obscure double glazed window to the side aspect.

OUTSIDE

The property stands behind an open-plan front garden which is laid to lawn with shrubs and a tarmac driveway provides ample parking space. The rear garden is west facing and includes a paved patio and lawns.

GARAGE

9' 6" x 17' 5" (2.90m x 5.30m)

A brick garage with up-and-over door, light and power and a workbench.

DIRECTIONS

From High Street continue onto Watergate turning left at the traffic lights and proceeding over the roundabout adjacent to Asda onto Barrowby Road (A52). Take the left turn at the roundabout onto Barrowby Gate, right onto Gloucester Road, right onto Leicester Grove and left onto Manchester Way. Bear left again and the property is on the right-hand side.





AGENT'S 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

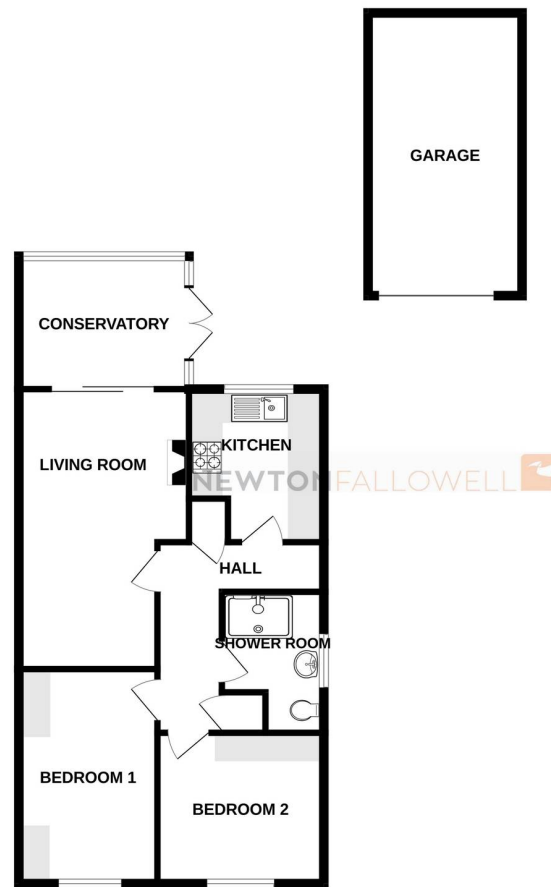
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GROUND FLOOR



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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