



31 Watt Avenue, Colsterworth

Guide Price £270,000

 **NEWTON FALLOWELL**

31 Watt Avenue

Colsterworth, Grantham

Modern David Wilson home in thriving village with 3 bedrooms, en suite, stylish kitchen, parking for 2 cars, south-facing garden, and outbuilding. Ideal for first buyers or investors.

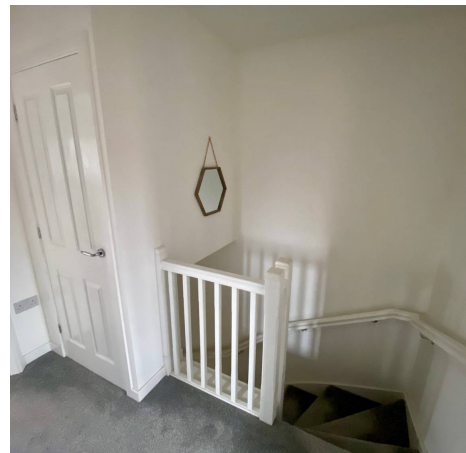
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Immaculate Modern Home
- Kitchen/Dining Room with Built in Appliances
- End Terrace of Three Only
- Three Bedrooms
- Two Off Road Parking Spaces
- Two Bathrooms
- Ground Floor WC
- South Facing Private Garden with Outbuilding
- Front Lounge with Bay Window
- EPC Rating C





ENTRANCE HALL

4' 8" x 5' 0" (1.43m x 1.52m)

Composite entrance door and durable floor covering.

CLOAKROOM/WC

4' 2" x 5' 3" (1.28m x 1.60m)

Fitted with a two piece suite comprising a low level WC and wash basin.

LOUNGE

11' 11" x 15' 4" (3.63m x 4.67m)

A well proportioned room overlooking the front through an attractive bay window. Feature fireplace providing a nice focal point. Wood effect flooring.

INNER HALL

3' 1" x 3' 8" (0.95m x 1.12m)

With carpeted staircase off to first floor.

KITCHEN/DINING ROOM

6' 11" x 11' 7" (2.11m x 3.54m)

A spacious and stylishly fitted kitchen/dining room overlooking the rear and with French doors opening to the garden. Range of walnut style base cupboards with work surfaces over and matching eye level cupboards. Stainless steel sink bowl and drainer, integrated oven and hob, extractor, washing machine and dishwasher. Ample space for fridge/freezer. Wood effect flooring. Kickspace heater.



FIRST FLOOR LANDING

5' 10" x 9' 10" (1.78m x 3.00m)

Built in airing cupboard and loft trap to spacious roof space.

BEDROOM 1

9' 7" x 10' 5" (2.92m x 3.17m)

Situated at the rear of the house overlooking the garden. Built in double wardrobe.



EN SUITE SHOWER ROOM

4' 5" x 7' 10" (1.34m x 2.40m)

A really useful facility. Fitted with a shower cubicle, pedestal wash basin and low level WC. Complimentary tiling. Vinyl floor covering.

BEDROOM 2

8' 2" x 11' 11" (2.49m x 3.63m)

A second double bedroom overlooking the front. Full length fitted wardrobes.

BEDROOM 3

7' 2" x 8' 4" (2.18m x 2.54m)

A usefully sized third bedroom currently used as an excellent work from home office. Range of storage cupboards.

BATHROOM/WC

5' 7" x 6' 3" (1.70m x 1.90m)

Containing a three piece suite comprising a paneled bath with glazed screen and shower over, pedestal wash basin and a low level WC. Complimentary wall tiling and vinyl floor covering.

OUTSIDE

Two off road tarmacked parking space and the possibility of fitting an ELECTRIC CAR CHARGE POINT if required. Gated pedestrian access to a sunny south facing enclosed rear garden which enjoys a high level of privacy. A generous paved patio and borders. Useful wooden OUTBUILDING with electricity connected and bin store. External power points and garden tap.

SERVICES

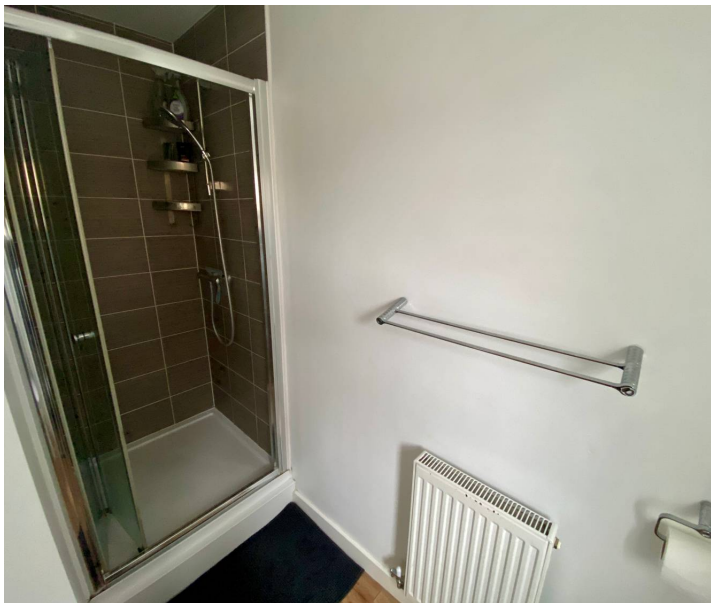
Mains electricity, water and drainage are connected. Gas fired central heating is installed. We have not tested the services or appliances and purchasers must rely on their own enquiries in this regard.

MANAGEMENT CHARGE

As is normal there is an estate Service Charge of £22.19 per month to cover maintenance of common areas.

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





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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

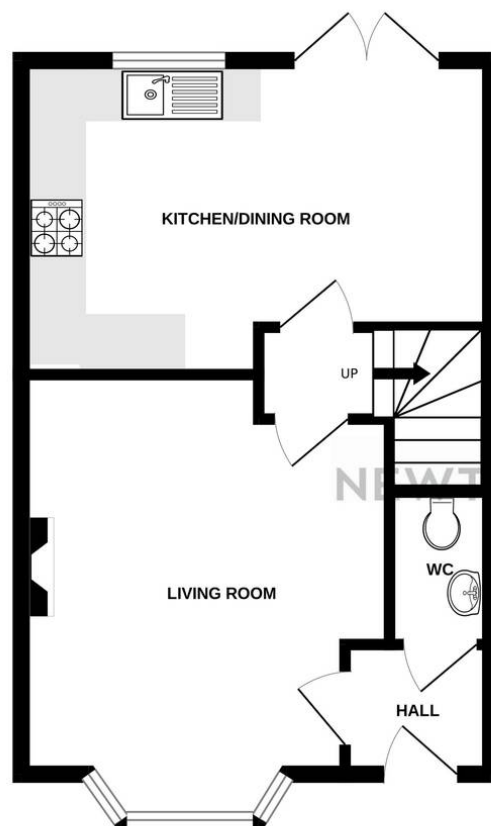
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Anti-Money Laundering Checks

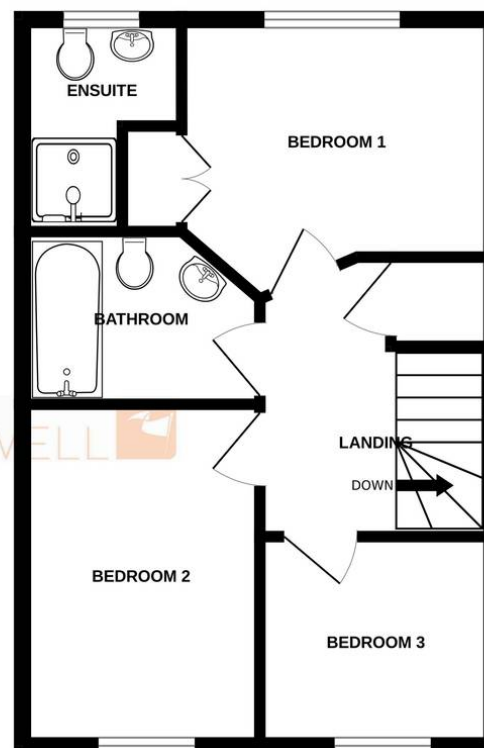
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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



1ST 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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