



7 Rosedale Drive, Grantham
£325,000

 **NEWTON FALLOWELL**

7 Rosedale Drive

Grantham, Grantham

Impressive 4-bed detached home on Manthorpe Estate with modern kitchen, en-suite, garage, ample parking, low-maintenance garden, and shed with power. Move-in ready.

Early viewing advised.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Detached Family Home
- Sought-After Location
- Close To Grantham Town Centre
- Four Generous Bedrooms
- Modern Kitchen With Integrated Appliances
- Lounge, Dining Room + Conservatory
- W/C, Bathroom + En-Suite
- Ample Driveway Parking + Garage
- Beautifully Kept Throughout
- Viewing Highly Advised





ENTRANCE HALL

LOUNGE

15' 11" x 11' 7" (4.86m x 3.54m)

DINING ROOM

9' 7" x 8' 8" (2.93m x 2.63m)

CONSERVATORY

13' 1" x 9' 11" (4.00m x 3.02m)

KITCHEN

9' 7" x 9' 7" (2.93m x 2.91m)

UTILITY ROOM

6' 0" x 4' 4" (1.82m x 1.32m)

CLOAKROOM

4' 6" x 4' 4" (1.36m x 1.33m)

FIRST FLOOR LANDING

BEDROOM ONE

12' 0" x 11' 10" (3.66m x 3.60m)

EN-SUITE

6' 3" x 5' 3" (1.91m x 1.61m)

BEDROOM TWO

10' 3" x 8' 0" (3.12m x 2.45m)

BEDROOM THREE

10' 0" x 8' 5" (3.04m x 2.56m)

BEDROOM FOUR

8' 8" x 7' 7" (2.63m x 2.31m)

EXTERIOR





SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

AGENTS NOTE

Please note these particulars 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.

NOTE

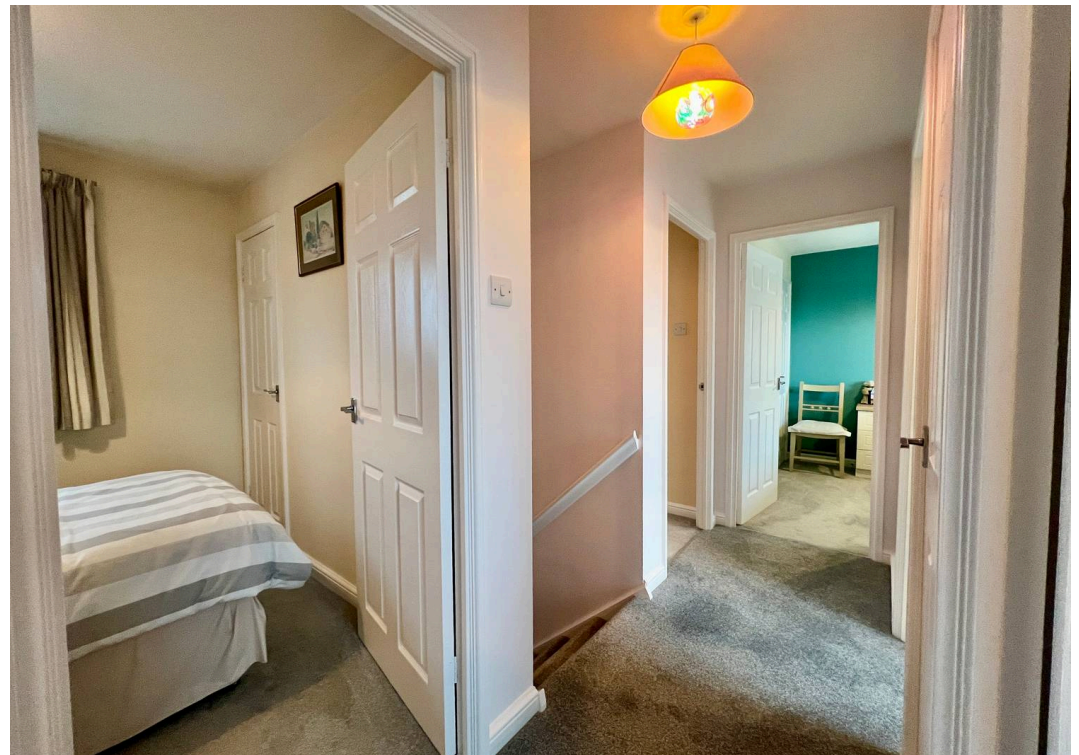
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Lifetime Legal, at a cost of £45 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there 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 £250 if you use their services. For more information please call in the office or telephone 01476 591900.



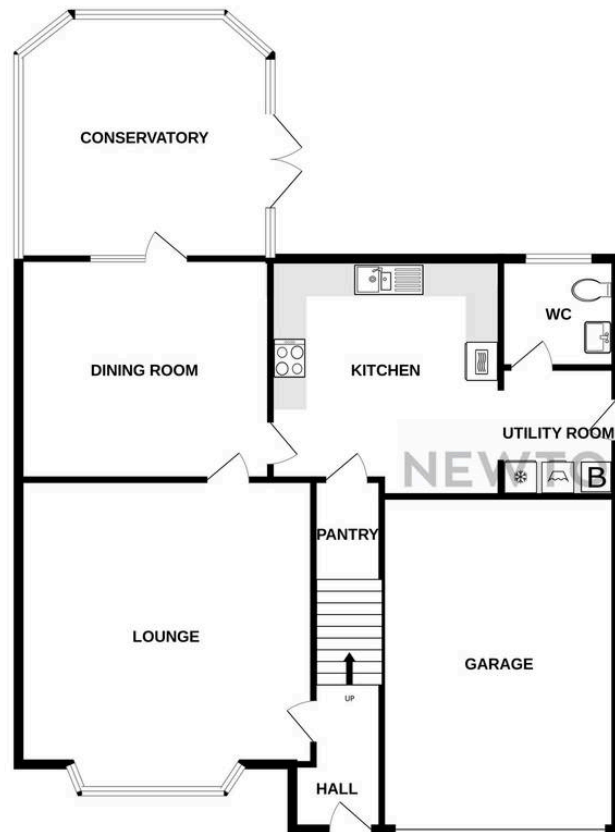








GROUND FLOOR



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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