



13 Highcliffe Road, Grantham
£335,000

 **NEWTON**

 **NEWTON FALLOWELL**

13 Highcliffe Road

Grantham

Extended detached bungalow on popular Manthorpe Estate. Surprisingly spacious with two reception rooms, garden room/bedroom 3 and two bathrooms. Garage, new driveway and private garden.

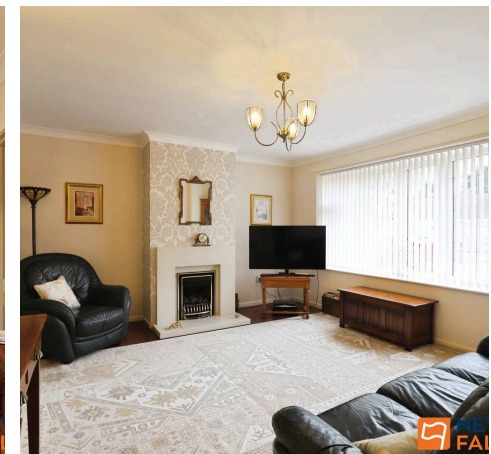
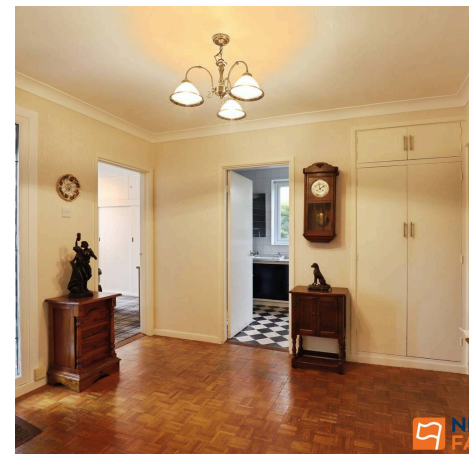
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Individual Detached Bungalow
- Popular Manthorpe Estate Location
- Extended and Improved
- Surprisingly Spacious Accommodation
- Enclosed Porch and Reception Hall
- Kitchen and Utility Room
- Two Bathrooms
- Up to Three Bedrooms
- Lounge, Dining Room and Garden Room/Bedroom 3
- Garage and Re-surfaced Drive





ENTRANCE PORCH

Enclosed entrance porch with double entrance doors, tiled floor and recently installed composite inner door to hall.

RECEPTION ROOM

10' 10" x 10' 0" (3.29m x 3.05m)

A spacious reception hall with woodblock flooring, double cloaks cupboard, radiator and wall to ceiling coving.

KITCHEN/BREAKFAST ROOM

12' 8" x 10' 10" (3.85m x 3.31m)

Range of fitted base cupboards with working surfaces over and matching eye level cupboards. Inset asterite type one and a half bowl sink with mixer tap, integrated oven and hob with cooker hood over. Built in pantry cupboard with cold shelf, built in airing cupboard, tiled floor and radiator. Shuttered opening to Garden Room/Bedroom 3 and 2/3 tiled walls.

UTILITY ROOM

9' 10" x 6' 7" (3.00m x 2.01m)

Stainless steel sink with cupboards below, plumbing for automatic washing machine, Viessman wall mounted gas fired combination boiler, quarry tiled floor and radiator. Window to side elevation and half glazed external door to garden.

LOUNGE

14' 8" x 13' 1" (4.46m x 3.98m)

Wide bow window to front elevation, feature marble style fireplace with inset coal effect fire, wall to ceiling coving and radiator. Sliding doors to dining room.

DINING ROOM

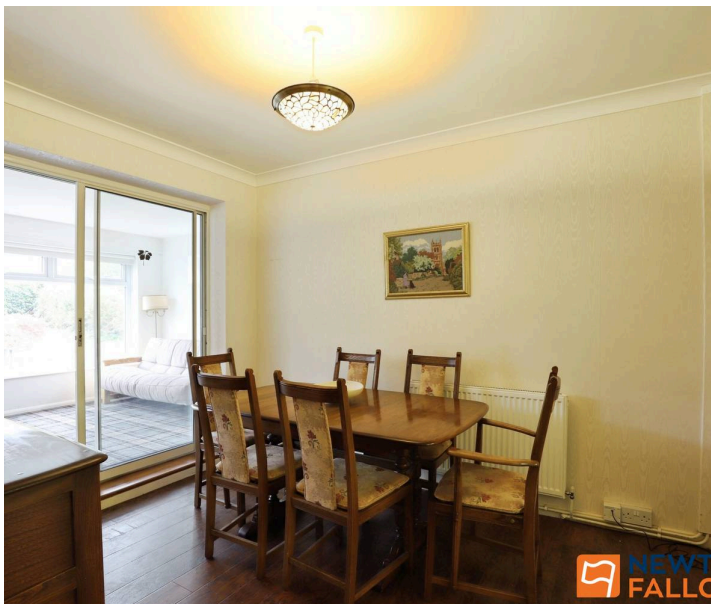
10' 11" x 8' 11" (3.33m x 2.72m)

Wall to ceiling coving, radiator and sliding glazed doors to Garden Room/Bedroom 3.

GARDEN ROOM/BEDROOM 3

19' 5" x 9' 11" (5.92m x 3.02m)

A spacious room overlooking the rear garden and offering the flexibility to provide a third bedroom in conjunction with an en suite shower room. French doors to garden.





EN SUITE SHOWER ROOM/WC

7' 3" x 3' 11" (2.20m x 1.20m)

With shower cubicle, wash basin/vanity unit and low level WC with concealed cistern. Fully tiled walls, radiator and cushion flooring. Windows to side.

BEDROOM 1

12' 11" x 11' 8" (3.94m x 3.55m)

Wide picture window to front elevation, triple fitted wardrobe, radiator and wall to ceiling coving.

BEDROOM 2

10' 11" x 10' 4" (3.33m x 3.15m)

Window to rear, fitted triple wardrobe with mirrored doors, wood style flooring and radiator.

SHOWER ROOM/WC

10' 7" x 7' 3" (3.23m x 2.20m)

Walk in shower, wash basin and low level WC. Cushion flooring, chrome towel rail and fully tiled walls. Window to side elevation. Fitted mirror with LED lighting.

GARAGE

10' 11" x 5' 2" (3.34m x 1.58m)

Electric roller door, gas meter and electricity consumer unit. Window to side.

SERVICES

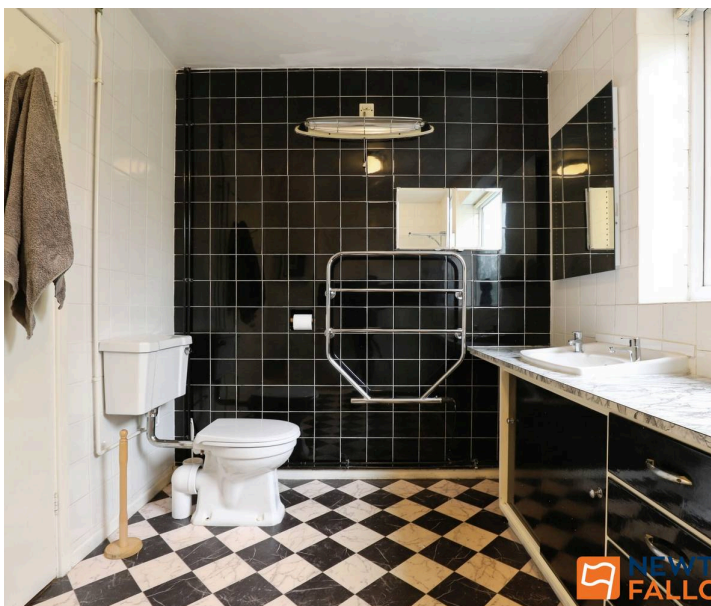
Mains gas, electricity, water and drainage are connected. Gas fired central heating via a Viessmann boiler. We have not tested any of the services or appliances and prospective purchasers must rely on their own enquiries in this respect.

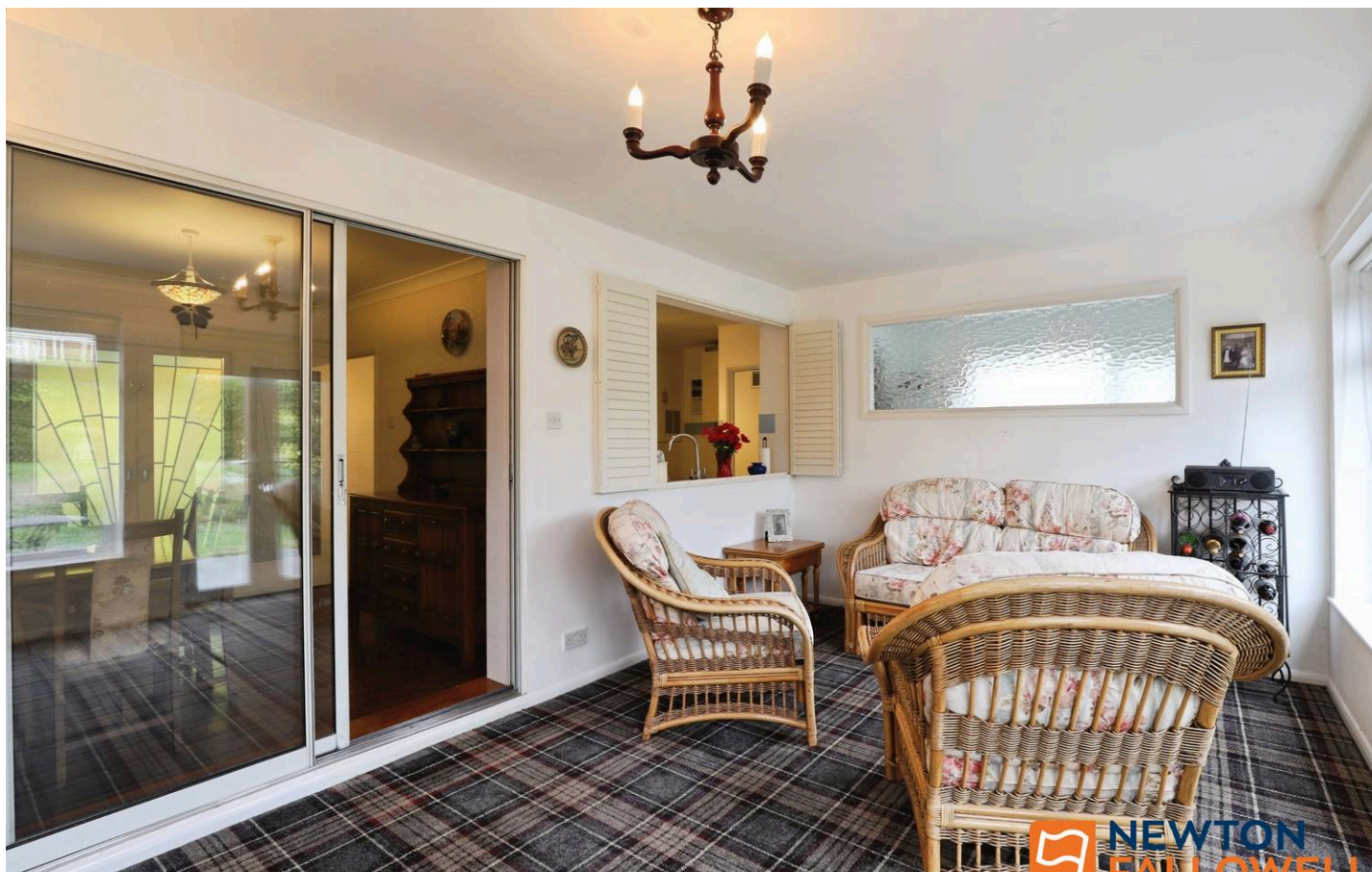
VIEWING

By prior appointment only through Newton Fallowell on 01476 591900 and grantham@newtonfallowell.co.uk

COUNCIL TAX

The property is registered Band C for Council Tax purposes.





AGENTS NOTE

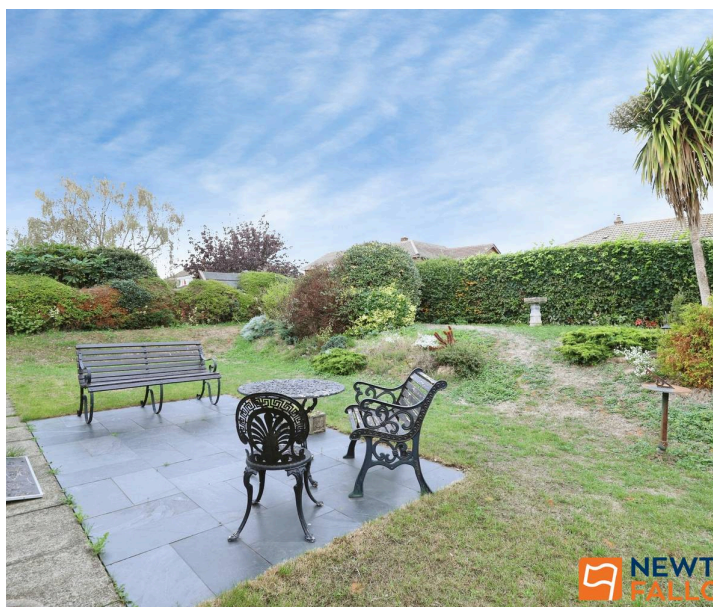
These particulars are draft only and whilst thought to be correct may be subject to change/correction. If any aspect is particularly important please ask for confirmation before arranging to view.

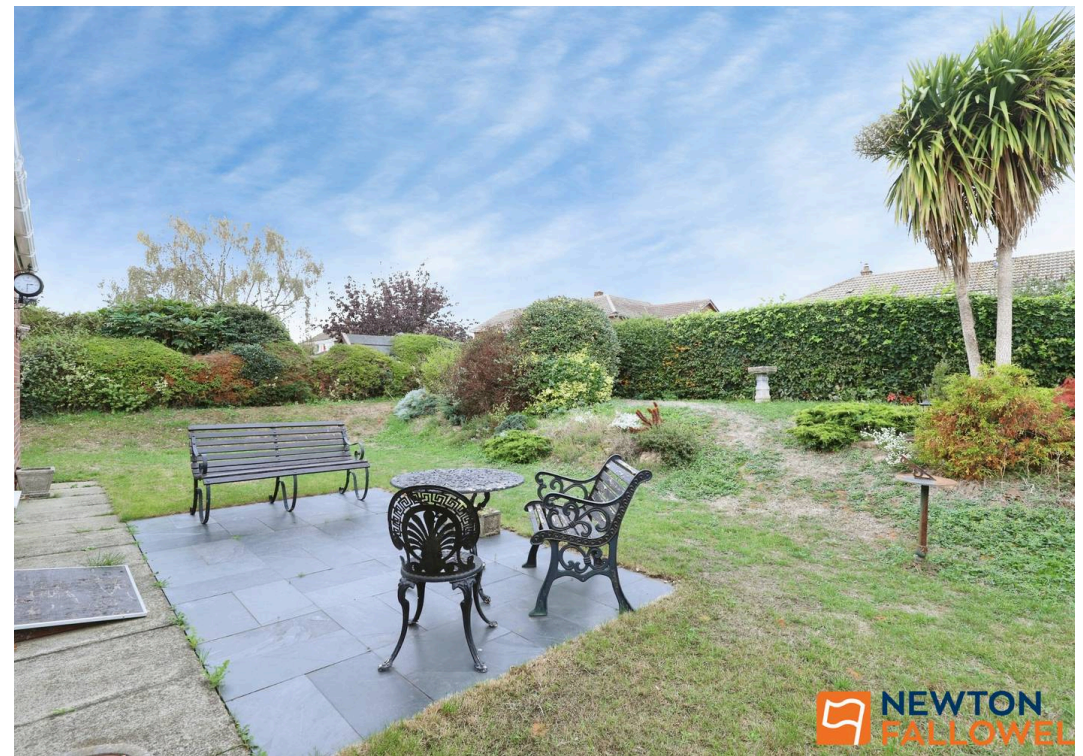
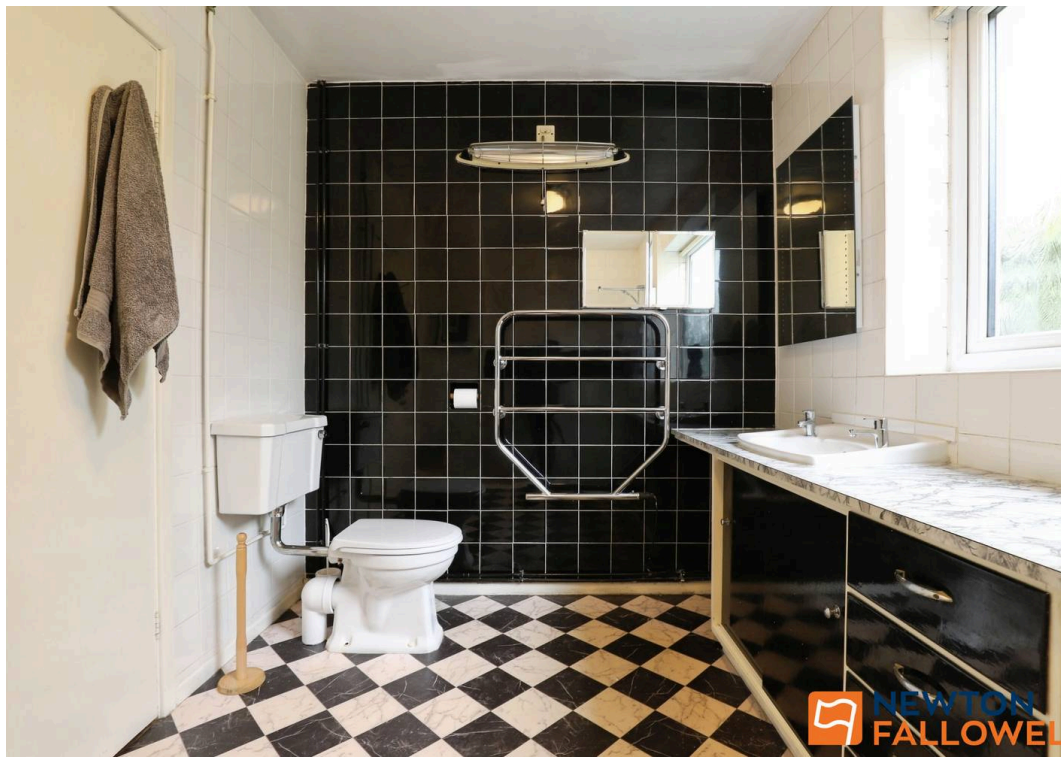
ANTI MONEY LAUNDERING CHECKS

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

DIRECTIONS

Leave the town centre via Brook Street passing the Kings School on the right. Pass through the traffic lights onto Manthorpe Road and Grantham Hospital will be seen on the left. After a relatively short distance turn left into Sandcliffe Road. Highcliffe Road is then the first turning on the right and runs parallel to Manthorpe Road. The bungalow will be found after a short distance on the left.









Ground Floor

Total floor area 129.0 sq.m. (1,389 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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