



3 Chelmsford Drive, Grantham
£275,000

 **NEWTON FALLOWELL**

3 Chelmsford Drive

Grantham

Modern detached bungalow on a corner plot with 3 bedrooms, conservatory, garage, driveway, and low maintenance garden. Close to town centre and amenities. Ideal for retirement.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached Bungalow
- Walk in Shower
- Popular Barrowby Gate Area
- Ample Driveway Parking
- Lounge and Conservatory
- Block Paved Rear Garden
- Three Bedrooms
- Gas Central Heating and Double Glazing
- Garage with New Roof
- EPC Rating C





ENTRANCE HALL

Recessed entrance porch and uPVC entrance door. Radiator, loft hatch and built in airing cupboard containing Viessmann combination gas fired boiler.

KITCHEN / DINER

10' 6" x 9' 2" (3.20m x 2.79m)

With Upvc double glazed window to front elevation. Fitted base cupboards, working surfaces and wall cupboards. One and a half bowl sink with mixer tap, tiled splash backs, plumbing for automatic washing machine and cooker hood. External Upvc door to side. Replacement electricity consumer unit.

LOUNGE

16' 5" x 11' 5" (5.00m x 3.48m)

A well proportioned sitting room with a feature fireplace and recently fitted coal effect gas fire. Radiator and coving. French doors to conservatory.

CONSERVATORY

13' 0" x 10' 5" (3.96m x 3.18m)

Of low brick wall and Upvc double glazed construction this is a very useful additional space and can on occasion be used as a separate dining area. Upvc French doors to garden.

BEDROOM ONE

11' 10" x 8' 11" (3.61m x 2.72m)

Upvc double glazed bow window to front elevation. Range of fitted wardrobes. Radiator.

BEDROOM TWO

13' 6" x 7' 6" (4.11m x 2.29m)

Upvc double glazed window to the rear and radiator.

BEDROOM THREE

10' 5" x 7' 5" (3.18m x 2.26m)

Upvc double glazed window to the rear and radiator.





SHOWER ROOM / WC

With walk in shower, wash basin and low level WC. Tiled walls and shaver socket. Obscure Upvc double glazed window to front.

SERVICES

Mains gas, electricity water and drainage are connected. Gas fired central heating. Replacement electricity consumer unit. We have not tested the services or appliances and prospective purchasers should rely on their own enquiries in this respect.

AGENTS NOTE

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 £300 if you use their services. For more information please call in the office or telephone 01476 591900.

VIEWING

By prior appointment only through Newton Fallowell on 01476 591900





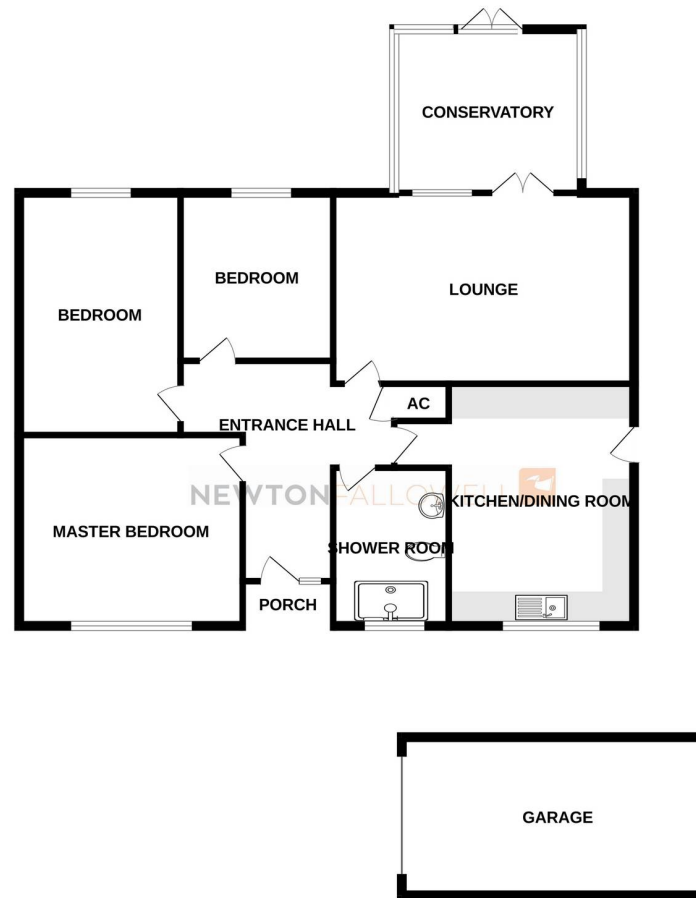
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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on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



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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Newton Fallowell, 68 High Street, Grantham - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/