

45 High Street, Ropsley

£325,000

NEWTON FALLOWELL

45 High Street

Ropsley, Grantham

Detached bungalow in popular village. Two bedrooms, garden room, double garage, well kept gardens. Vacant possession. Scope to extend or add dwelling (STPP). No onward chain.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Individual Detached Bungalow
- Large Plot of Circa 0.2 Acres
- Potential Building Plot/Site Redevelopment
- Kitchen and Utility Room
- Living Room with Fireplace
- Generous Garden Room
- Two Bedrooms and Bathroom
- Oil Fired Central heating
- Replacement Double Glazing
- Double Garage















ENTRANCE PORCH

Enclosed entrance porch with inner door to hall.

ENTRANCE HALL

Wall to ceiling coving, radiator, thermostat and loft hatch to roof space.

KITCHEN

14' 1" x 11' 1" (4.29m x 3.38m)

A good sized kitchen with space for a table. Ranges of base cupboards with working surfaces over and matching eyelevel cupboards. Inset stainless steel sink with mixer tap, laminate floor, radiator and window to rear.

REAR LOBBY

7' 5" x 2' 9" (2.25m x 0.84m)

External door to garden.

UTILITY ROOM

7' 3" x 5' 5" (2.20m x 1.65m)

Danesmoor oil fired central heating boiler, pedestal wash basin and plumbing for automatic washing machine.

LIVING ROOM

17' 2" x 12' 7" (5.23m x 3.83m)

With wide picture window to front elevation and tiled fire place and hearth. Two radiators and wall to ceiling coving.

GARDEN ROOM

21' 4" x 13' 0" (6.50m x 3.97m)

A most generous garden room benefitting from an insulated roof for all year round use, three radiators and an air conditioning unit. French doors to garden.

BEDROOM 1

12' 7" x 10' 6" (3.84m x 3.21m)

Window to front elevation, range of fitted wardrobes, coving and radiator.

BEDROOM 2

11' 2" x 10' 7" (3.40m x 3.23m)

Sliding patio door to garden room, radiator and coving.







BATHROOM

7' 1" x 5' 7" (2.17m x 1.69m)

Coloured suite comprising a paneled bath with Triton electric shower and glazed screen over, pedestal wash basin and low level WC. Tiled floor and walls, radiator, electric shaver point and two windows to the rear.

DOUBLE GARAGE

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

With twin up and over doors and window to side. Light and power connected.

SERVICES

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

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

TENURE

Freehold









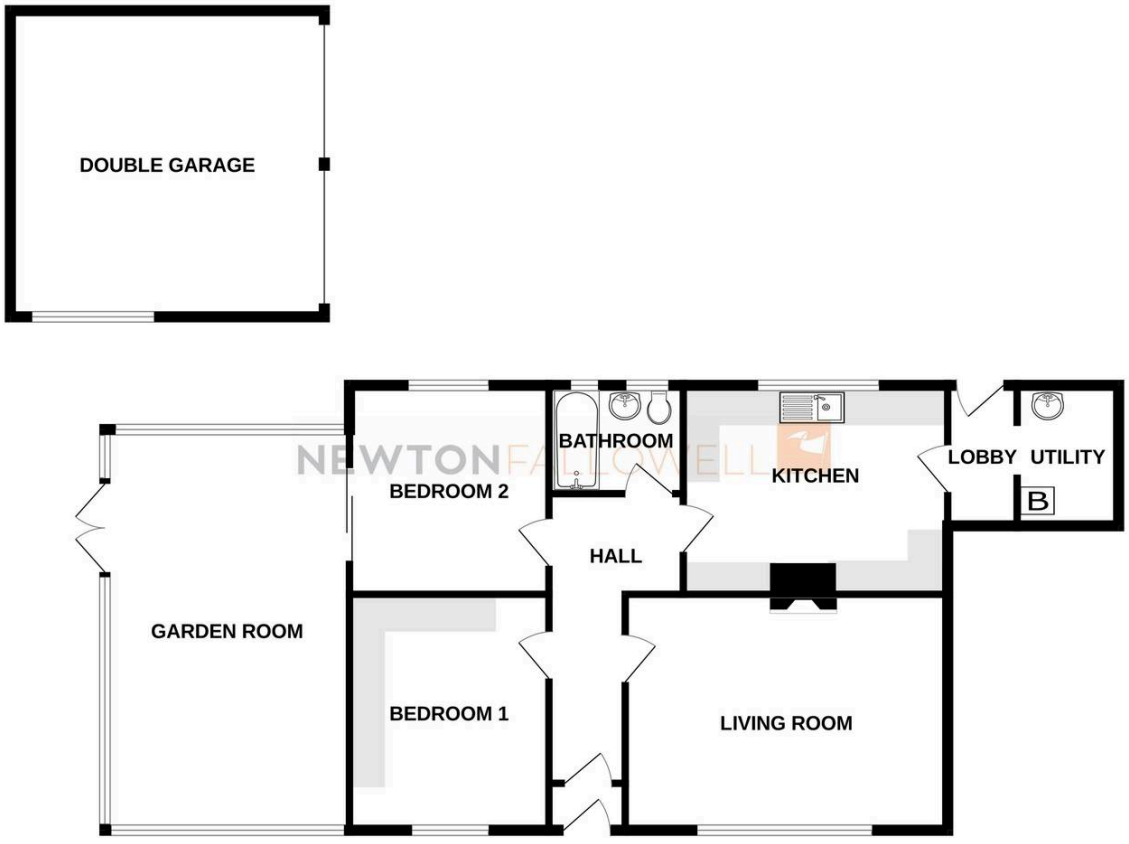

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GROUND FLOOR



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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