8 Rosedale Drive, Grantham

£420,000

NEWTON FALLOWELL

8 Rosedale Drive

Grantham

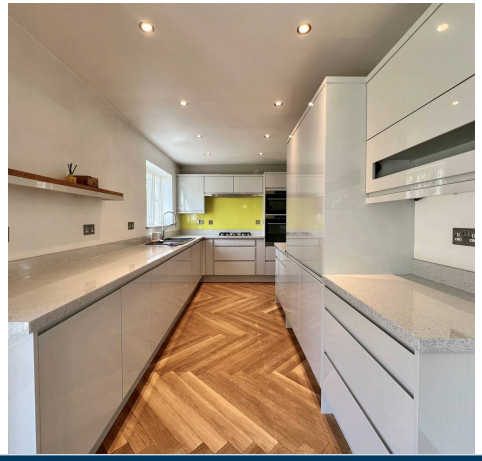
Impressive 4-bed detached home on Manthorpe Estate with open-plan living, converted double garage, large garden, driveway parking, and no onward chain. Close to green space and village.
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Stunning Detached Home
- Over 1,700 Square Foot
- No Onward Chain
- Well-Presented Throughout
- Open-Plan Kitchen / Diner / Snug
- Versatile Living Spaces
- Private Rear Garden
- Ample Driveway Parking
- W/C, En-suite & Family Bathroom
- EPC Rating: C



ENTRANCE PORCH
ENTRANCE HALL

LOUNGE
16' 2" x 12' 2" (4.94m x 3.72m)

KITCHEN
8' 0" x 14' 10" (2.43m x 4.51m)

DINING AREA
9' 6" x 10' 3" (2.90m x 3.13m)

SNUG
11' 10" x 8' 10" (3.61m x 2.70m)

UTILITY ROOM
5' 5" x 5' 7" (1.65m x 1.69m)

OFFICE SPACE 1 / FURTHER RECEPTION ROOM
14' 3" x 8' 1" (4.35m x 2.46m)

OFFICE SPACE 2 / FURTHER RECEPTION ROOM
17' 0" x 7' 8" (5.18m x 2.33m)

DOWNSTAIRS WC
4' 11" x 2' 11" (1.50m x 0.90m)

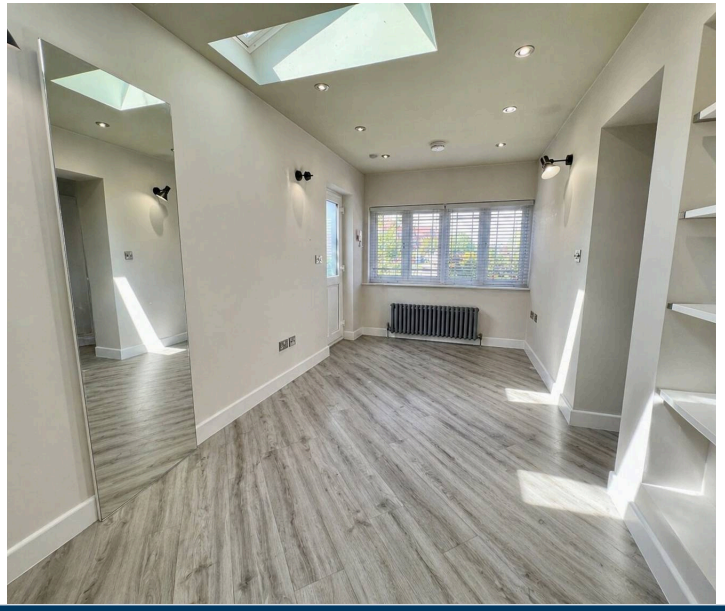
FIRST FLOOR LANDING

BEDROOM ONE
13' 8" x 10' 4" (4.17m x 3.14m)

DRESSING ROOM
7' 1" x 3' 6" (2.17m x 1.07m)

EN-SUITE SHOWER ROOM
5' 7" x 4' 11" (1.70m x 1.51m)

BEDROOM TWO
12' 8" x 8' 11" (3.86m x 2.72m)



BEDROOM THREE
12' 7" x 8' 11" (3.84m x 2.71m)
BEDROOM FOUR
9' 8" x 7' 4" (2.94m x 2.23m)

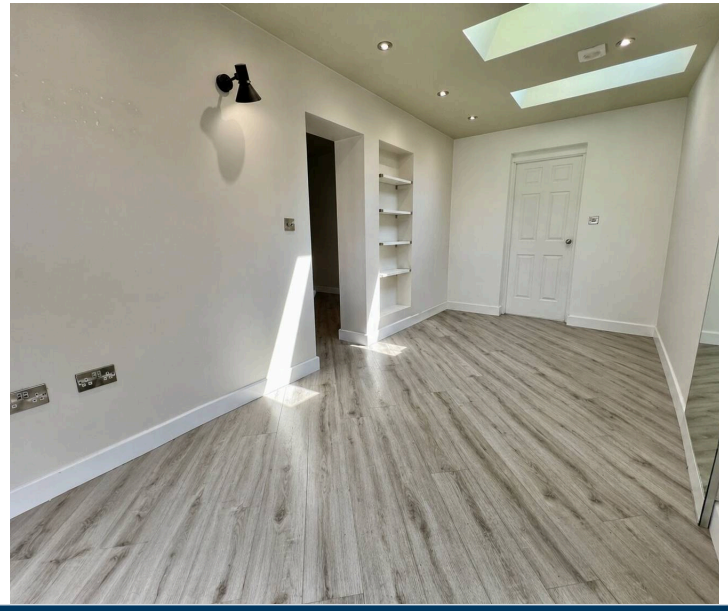
FAMILY BATHROOM
7' 4" x 6' 3" (2.23m x 1.91m)

SERVICES
Mains water, gas, electricity and drainage are connected.

COUNCIL TAX
The property is in Council Tax Band E.

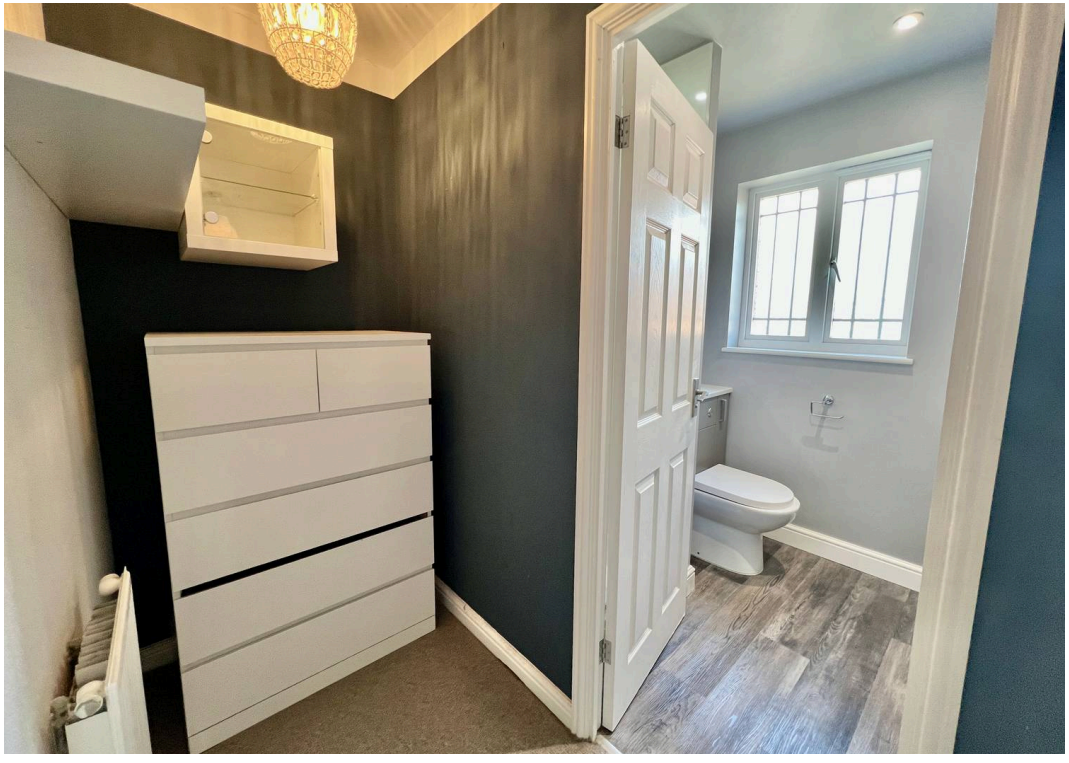
AGENTS NOTE
Please note these particulars therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part 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
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.

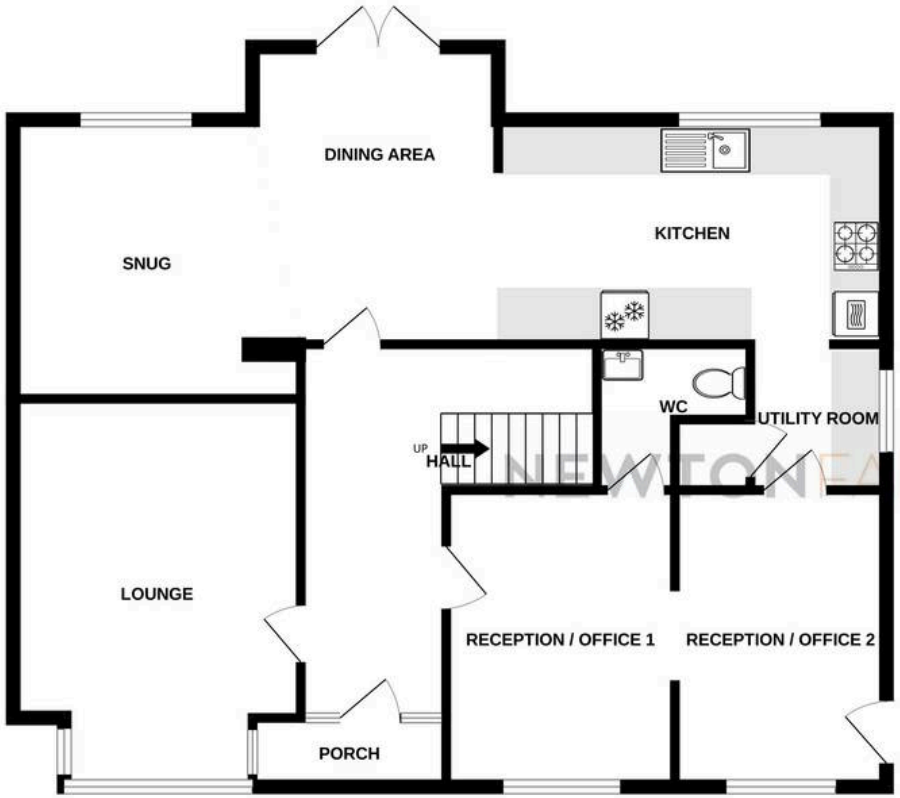


Anti-Money Laundering Checks

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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Newton Fallowell Grantham

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

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

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