



Sunningdale, Grantham



- Semi-detached House
- Popular & Convenient Location
- Three Bedrooms
- Driveway Parking

- Modern Family Bathroom
- Generous Rear Garden
- Freehold
- EPC rating D



Situated in the sought-after area of Sunningdale on the edge of Grantham, this attractive semi-detached property offers an ideal setting for family living. The home is conveniently positioned near the entrance to the National Trust's Belton House estate, with plenty of nearby open spaces and scenic routes perfect for walking dogs and enjoying the outdoors.

The property features a private driveway and an enclosed rear garden, and the interior is well maintained and ready to move into. Accommodation includes a comfortable living room, a spacious kitchen with dining area, three well-proportioned bedrooms and a modern family bathroom.

Everyday amenities are within easy reach, including a local shop, fish and chip takeaway and a primary school. Grantham town centre is only a short journey away and provides a wide selection of supermarkets, eateries, public houses and leisure options such as the Mere's Leisure Centre, football stadium and cinema. The town also benefits from multiple parks, a strong choice of primary and secondary schools, and a mainline railway station offering direct services to major towns and cities.

Nearby attractions include Belvoir Castle, the historic Angel and Royal Hotel, and the popular Rutland Water, all adding to the appeal of this well-located home.



ACCOMMODATION

ENTRANCE HALL

LOUNGE

3.16m x 4.91m (10'5" x 16'11")

KITCHEN / DINER

2.8m x 4.19m (9'2" x 13'8")

LANDING

BEDROOM ONE

2.82m x 3.58m (9'4" x 11'8")

BEDROOM TWO

3m x 1.95m (9'10" x 6'5")

BEDROOM THREE

2.14m x 2.05m (7'0" x 6'8")

FAMILY BATHROOM

1.75m x 2.13m (5'8" x 7'0")



REAR GARDEN

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Take the right turn at the Manthorpe Road traffic lights on to Belton Lane and continue along eventually taking the right turn on to Sunningdale. The property is on the left-hand side.

GRANTHAM

There is a local bus service available, with a bus stop to town close by and also a convenience store on Sunningdale. Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins. Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

AGENTS NOTE

Please note these particulars 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

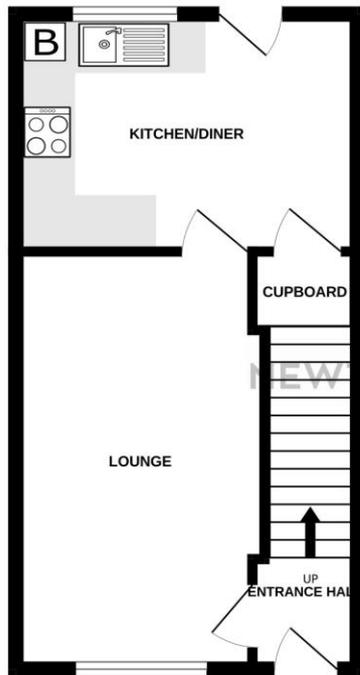
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will 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 £300 if you use their services.

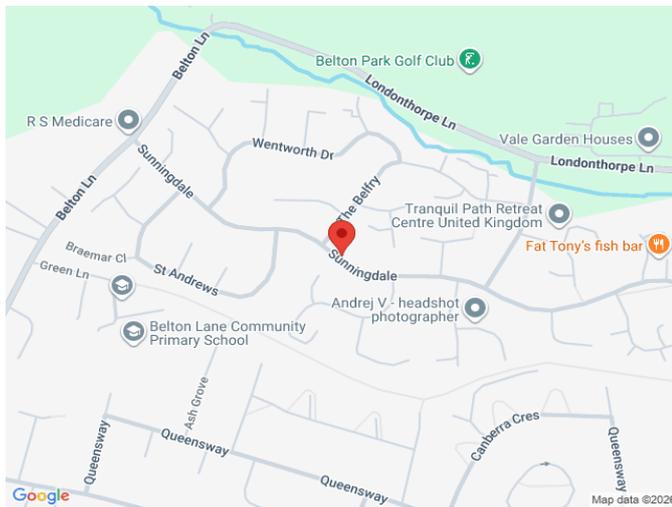
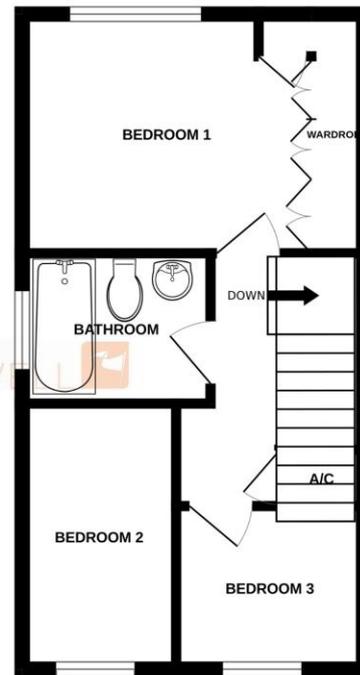
For more information please call in the office or telephone 01476 591900.

Floorplan

GROUND FLOOR



1ST FLOOR



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