



Wilks Road, Grantham



3



2



1

- End Terrace House
- Lounge and Kitchen/Dining Room
- Popular Location
- Three Bedrooms
- Easy Access to Station
- En Suite Shower and House Bathroom
- Freehold
- EPC rating C



A nicely presented modern end terrace house in a popular development to the south of the town centre and within walking distance of the railway station. The house offers comfortable accommodation to include a ground floor cloakroom, lounge, kitchen/dining room, THREE BEDROOMS, an en suite shower room and family bathroom. Gas fired central heating and double glazing are installed and brand new carpets fitted. There is a private south facing rear garden and an allocated parking space beyond. The property will appeal to downsizers and FIRST TIME BUYERS alike. No onward chain. Valid EICR, Gas Safety Certificate and Energy Performance Certificate - Rating C.

ACCOMMODATION

ENTRANCE HALL

Entrance door, radiator and electric consumer unit.

CLOAKROOM

1.03m x 1.5m (3'5" x 4'11")

With low level WC and pedestal wash basin. Radiator and extractor fan.

LIVING ROOM

3.37m x 5.46m (11'1" x 17'11")

Narrowing to 3.10m. A good sized living room with window to front elevation and staircase off to first floor. Two radiators. Understairs cupboard with Megaflo water cylinder and central heating pump.



KITCHEN/DINING ROOM

2.9m x 4.22m (9'6" x 13'10")

Overlooking the rear garden and with French doors to patio. Range of base cupboards and working surfaces, inset one and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven and hob with extractor over, integrated fridge, freezer and dishwasher, double radiator, Potterton gas fired boiler and cushion flooring. Spot lights.

FIRST FLOOR LANDING

1.81m x 3.3m (5'11" x 10'10")

Maximum measurement.

BEDROOM 1

3.12m x 3.55m (10'2" x 11'7")

Narrowing to 2.75m. Window to front elevation and radiator. Built in wardrobe.

EN SUITE SHOWER ROOM

1.4m x 1.5m (4'7" x 4'11")

Ideal suite comprising shower cubicle, pedestal wash basin and low level WC. Spot lights, shaver point extractor fan and window to front elevation.

BEDROOM 2

2.35m x 3.47m (7'8" x 11'5")

Window to rear elevation, radiator and loft hatch to roof space.

BEDROOM 3

1.81m x 2.63m (5'11" x 8'7")

Maximum measurement. Built in wardrobe, radiator and window to rear.

BATHROOM

1.68m x 2.34m (5'6" x 7'8")

Containing an Ideal suite comprising deep paneled bath with mains shower and glazed screen over, pedestal wash basin and low level WC. Ladder radiator/towel rail, half tiled walls and extractor fan.



OUTSIDE

The rear garden is south facing and enclosed by close boarded fencing for privacy. Gated side access, paved patio, lawn, raised border and cherry tree. Garden tap. There is a dedicated PARKING SPACE just beyond the rear boundary.

MANAGEMENT CHARGE

There is a modest management charge, currently £62.76, payable each six months to Firstport

SERVICES

Mains gas, electricity, water and drainage are connected. Gas fired central heating is installed. We have not tested the services or appliances and prospective purchasers must rely on their own enquiries. Gas and electricity safety certificates available.

MONEY LAUNDERING REGULATIONS AND ADDITIONAL SERVICES

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 before a memorandum of sale can be issued. 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.

GRANTHAM

Local amenities are available along Springfield Road including a bus service to town, Premier convenience store, fish & chip shop and Huntingtower primary school close by.

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.

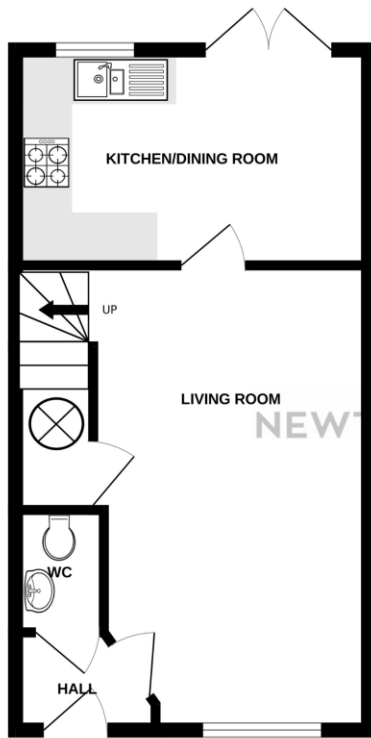
VIEWING

By prior appointment through Newton Fallowell.

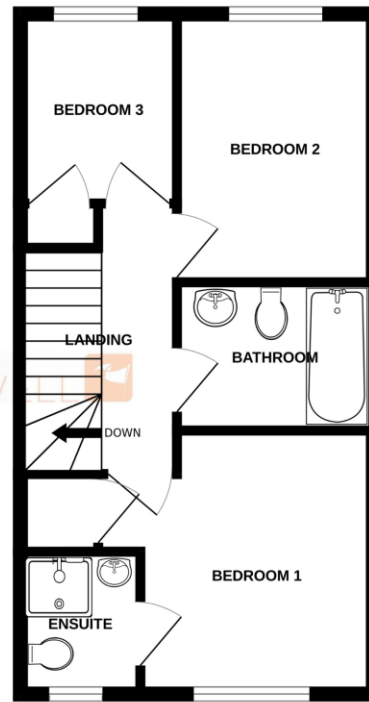


Floorplan

GROUND FLOOR



1ST FLOOR



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