



139 Winchester Road, Grantham

Guide Price £240,000

 **NEWTON FALLOWELL**

139 Winchester Road

Grantham

An established semi detached home in popular Barrowby Gate. Good sized south facing plot, parking for 3-4 cars, 3 bedrooms, conservatory, refitted shower room. Close to shops and town amenities.

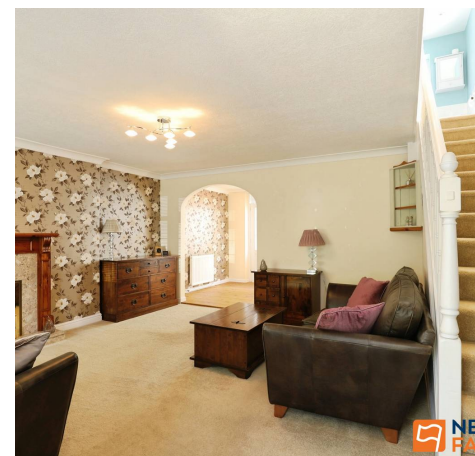
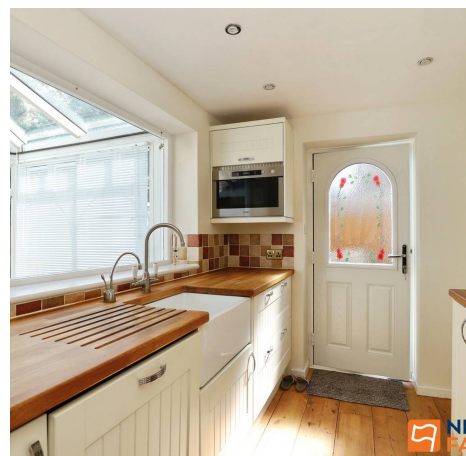
Council Tax band: B

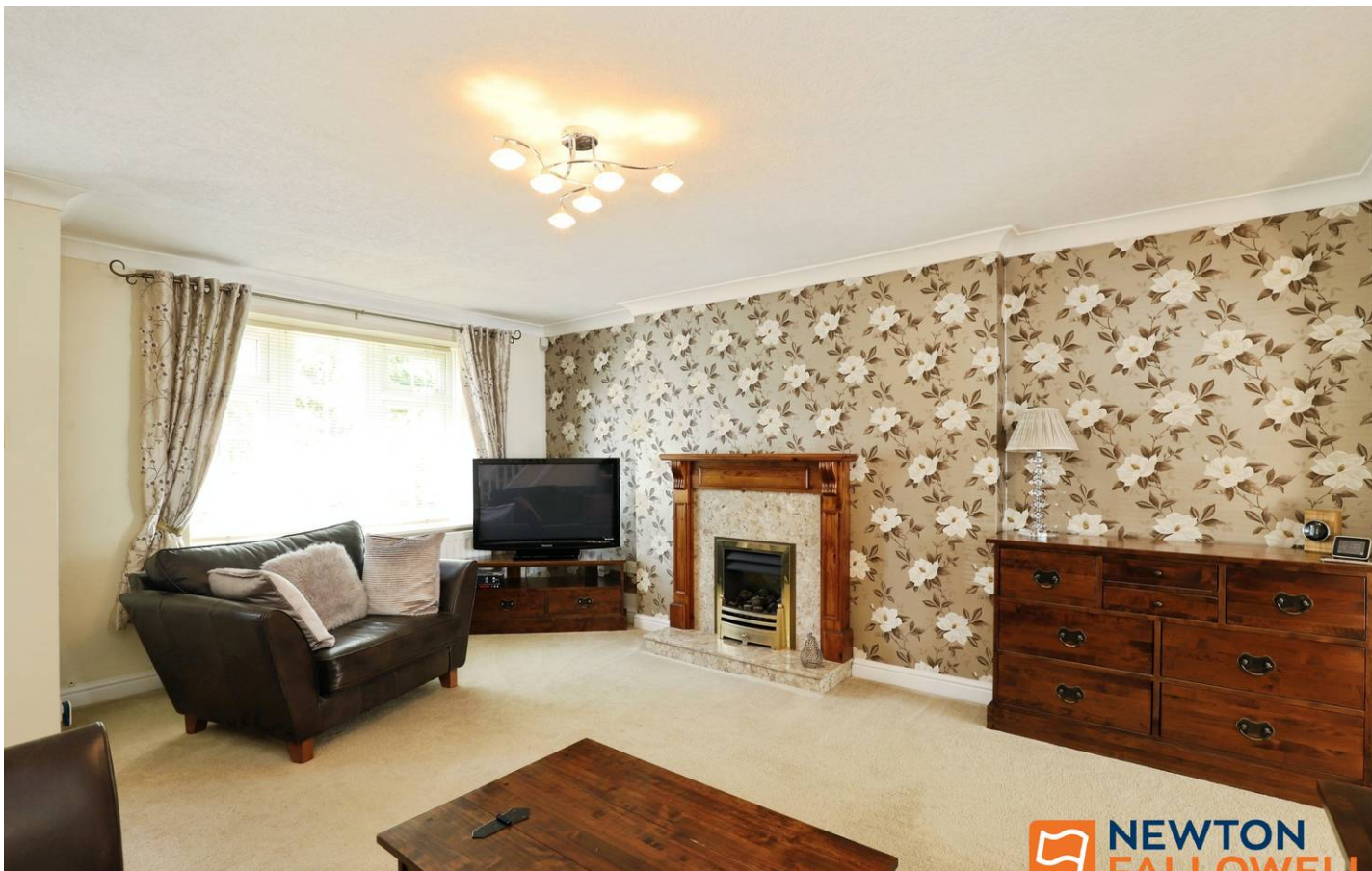
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Established Semi-Detached House
- Popular Barrowby Gate Location
- Well Presented Accommodation
- Lounge, Dining Area and Glass Roofed Conservatory
- Kitchen with Built in Appliances
- Three Bedrooms
- Re-Fitted Shower Room
- Garage and Parking 3 Cars
- Private South Facing Rear Garden
- Vacant Possession - No Chain





ENTRANCE HALL

Composite entrance door with glazed side panels, cloaks hanging space and inner half glazed door to lounge.

LOUNGE

16' 4" x 16' 0" (4.98m x 4.88m)

Bow window to front elevation, feature fireplace with fitted coal effect gas fire, radiator, arch to dining area and staircase off to first floor. Wall to ceiling coving.

DINING AREA

8' 0" x 7' 4" (2.44m x 2.24m)

With open boarded floor, half glazed double doors to conservatory, central heating thermostat, radiator and coved ceiling.

KITCHEN

8' 6" x 7' 4" (2.59m x 2.24m)

A modern fitted kitchen with base cupboards, oak worktops and wall cupboards. Inset deep glazed butlers sink with mixer tap, integrated oven and hob with extractor over, integrated fridge and freezer, dishwasher and microwave. Useful built in utility cupboard, tiled splash backs and spotlights. Window to conservatory and half glazed external composite door to garden. Open boarded floor.

CONSERVATORY

13' 3" x 10' 2" (4.04m x 3.10m)

A spacious conservatory with a glazed roof and providing useful additional living space. Open boarded floor, electric panel heaters and French doors to garden.

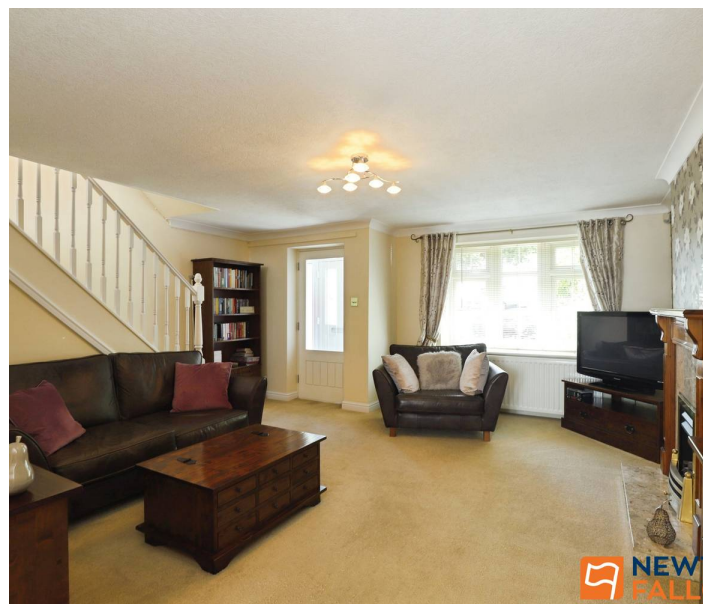
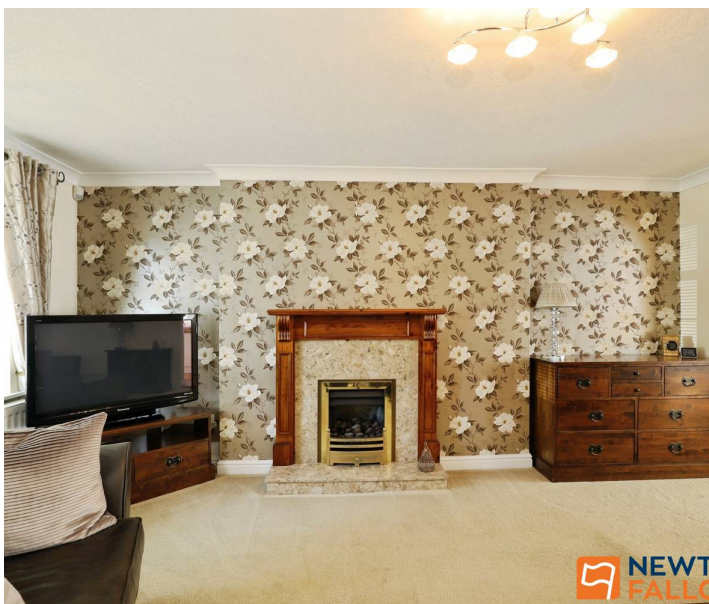
FIRST FLOOR LANDING

Window to side elevation, radiator and loft access. Built in airing cupboard with insulated water cylinder and electric immersion heater.

BEDROOM 1

12' 4" x 10' 3" (3.76m x 3.12m)

Window to front elevation, two double fitted wardrobes, radiator and wall to ceiling coving.





BEDROOM 2

10' 3" x 8' 7" (3.12m x 2.62m)

Overlooking the rear garden and with fitted wardrobes, workstation and shelf. Radiator.

BEDROOM 3

7' 0" x 6' 2" (2.14m x 1.88m)

Fitted dressing table and shelves, radiator and over stairs bed platform. Window to front elevation.

SHOWER ROOM/WC

6' 2" x 5' 6" (1.88m x 1.68m)

Refitted to comprise a corner shower cubicle and mains shower, pedestal wash basin and low level WC. Half tiled walls, towel rail/radiator, toiletry cupboard and tiled floor. Window to rear elevation.

GARAGE

16' 5" x 9' 0" (5.00m x 2.74m)

Attached garage with an up and over door and personal door to rear. Gas fired central heating boiler, electric consumer unit and space for washing machine/dryer.

SERVICES

Mains gas, electricity, water and drainage are connected. Gas fired central heating is fitted. SOLAR PANELS were fitted in 2012 and provide a useful income of between £1000 and £1200 per annum (vendor estimate) We have not tested the services and any related appliances. Purchasers should rely on their own enquiries in this respect.

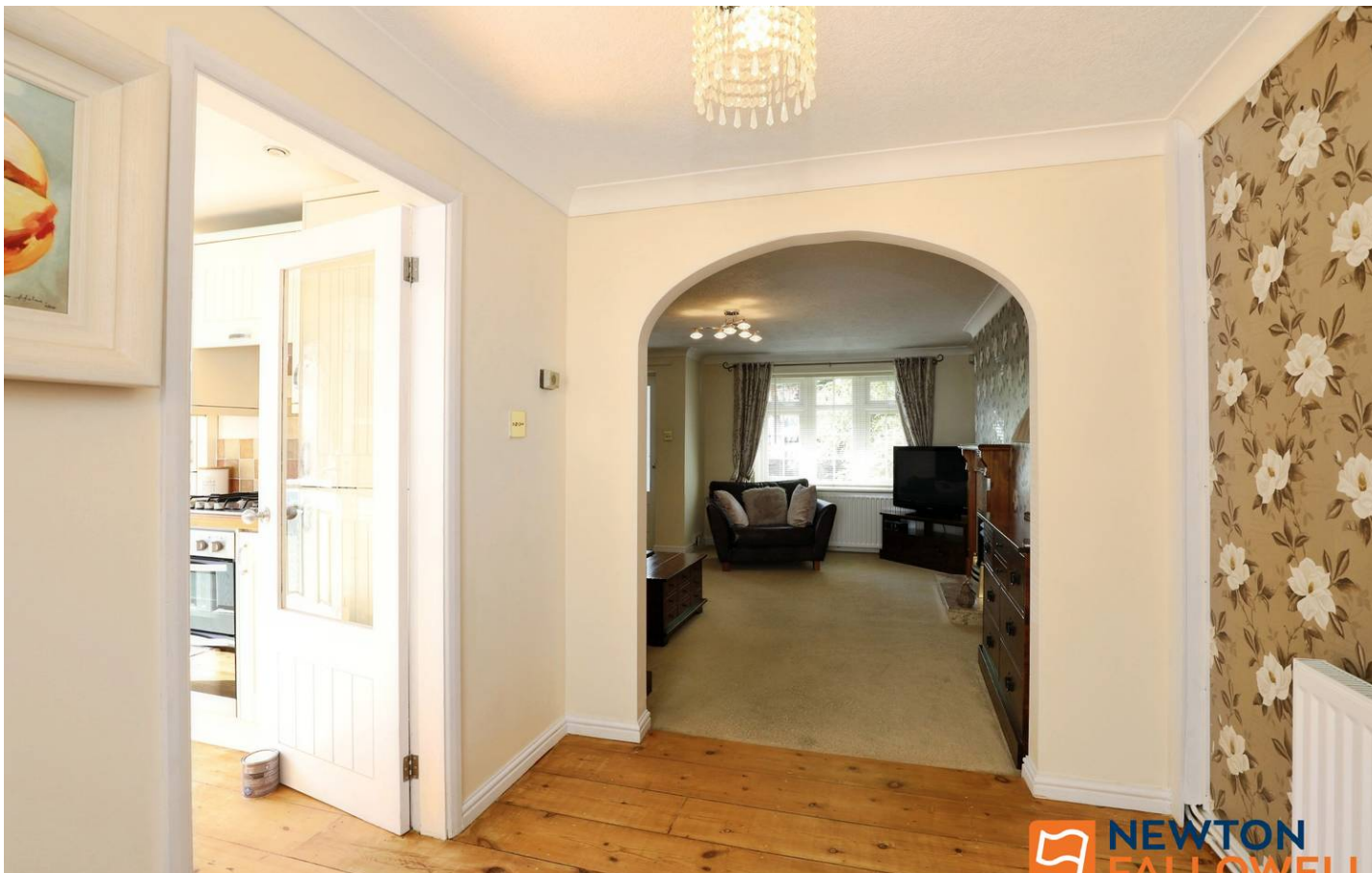
COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

Leave the town centre via the Asda roundabout and Barrowby Road. Proceed up the hill and at the roundabout turn left into Barrowby Gate. Follow Barrowby Gate and at the shops turn left into Winchester Road. The property will be found on the right hand side almost opposite the turning into Derby Close.





AGENTS NOTE

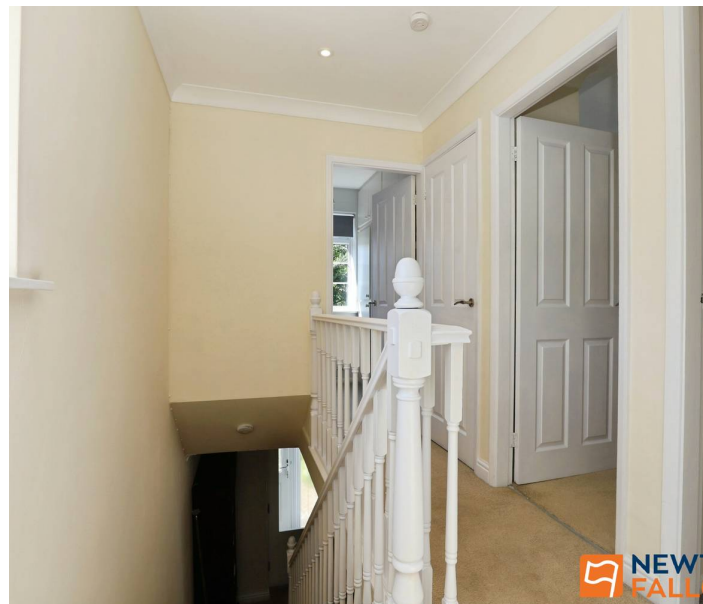
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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.

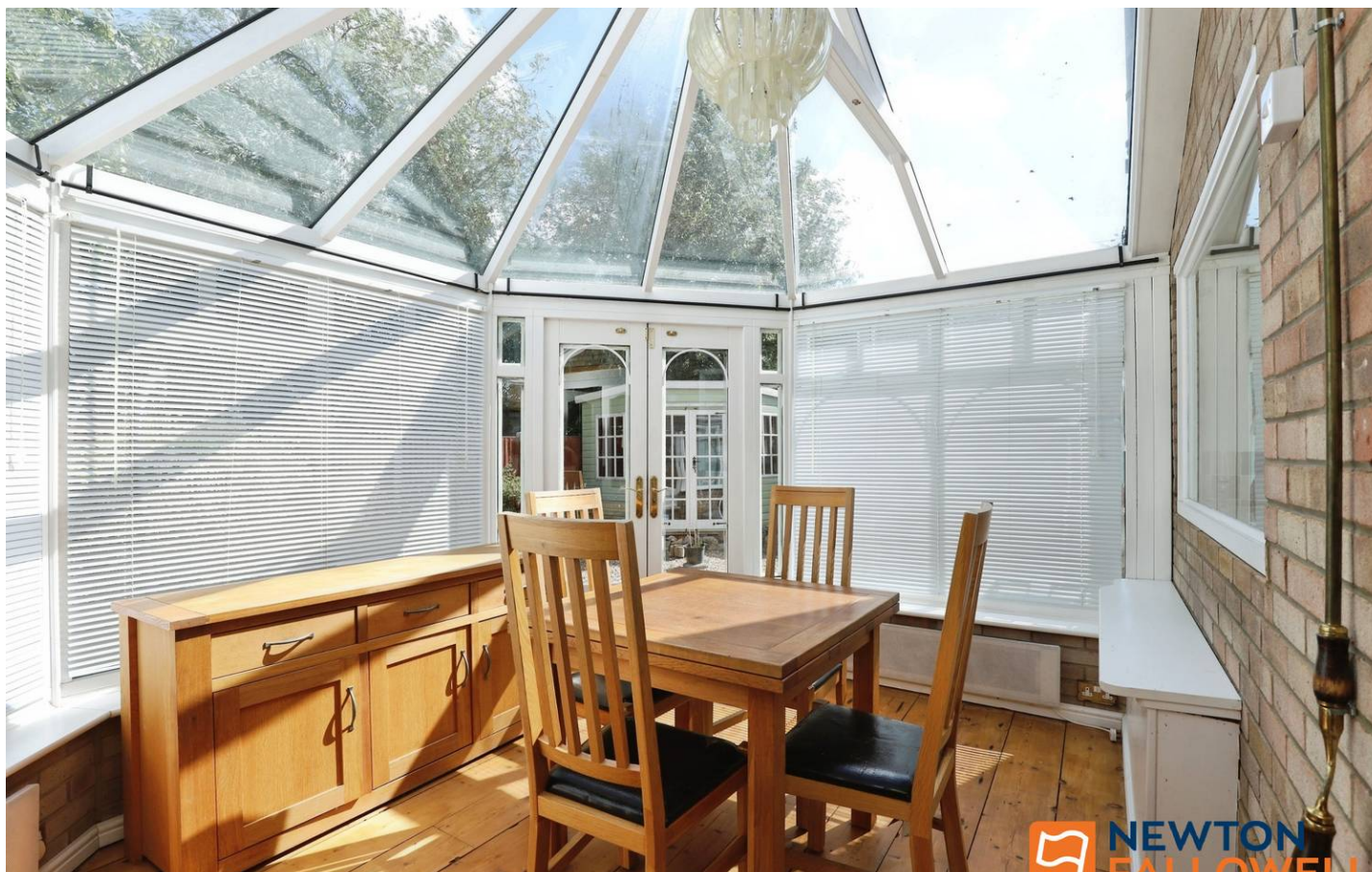
VIEWING

Viewing by prior appointment with Newton Fallowell on 01476 591900

GRANTHAM

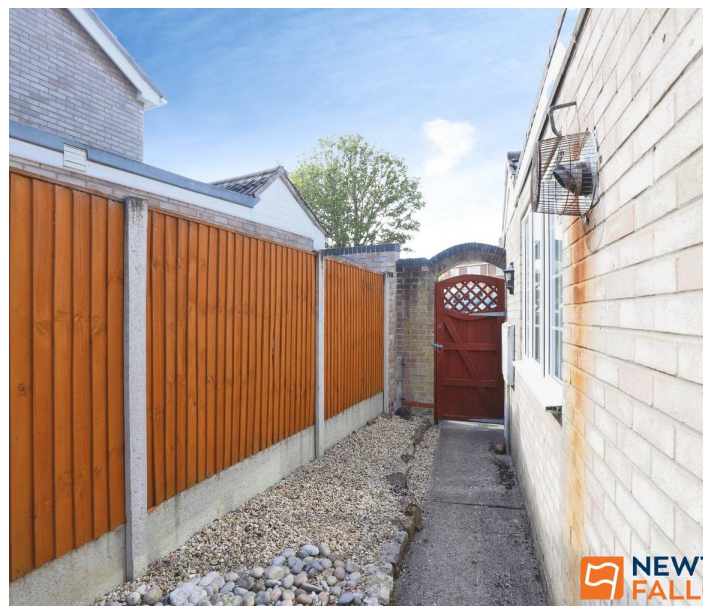
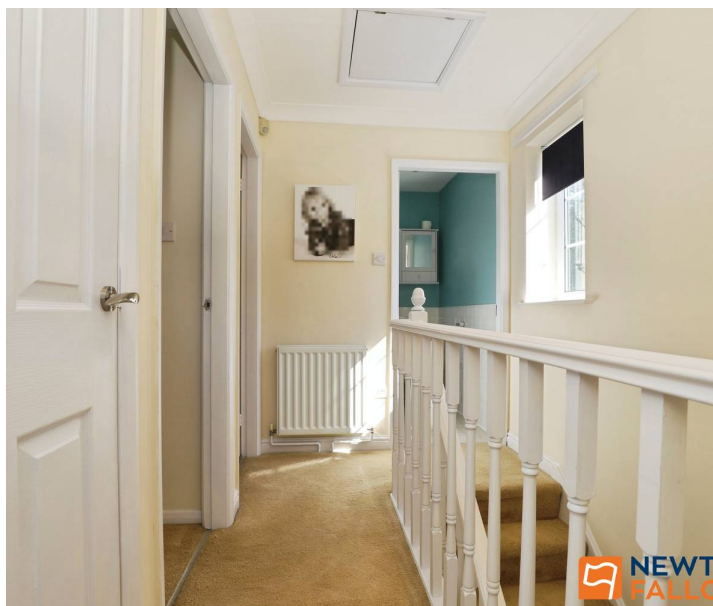
There are local amenities available on Barrowby Gate including a Tesco Express store and pharmacy and local schools and nurseries are available within the area. The property is situated within the catchment area for the recently opened Poplar Farm Primary School. There is also a local bus route to town. 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.





Anti-Money Laundering Checks

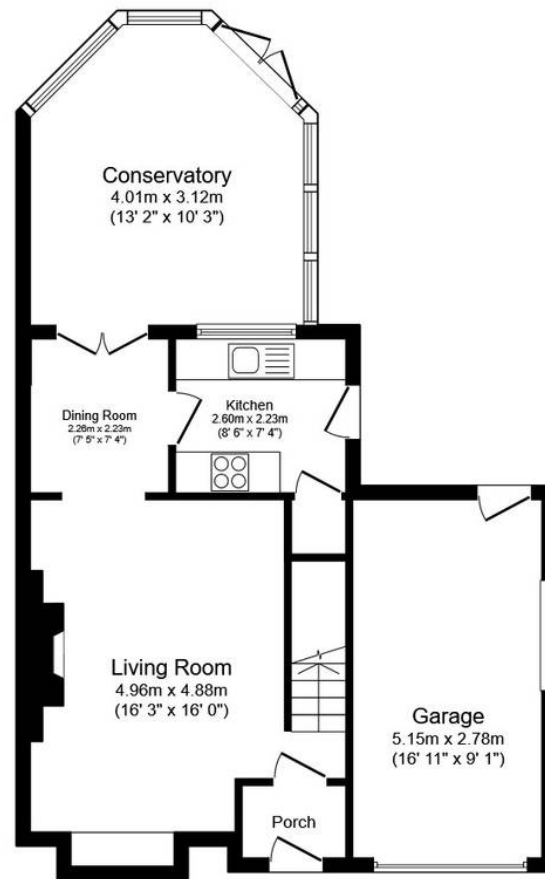
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once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



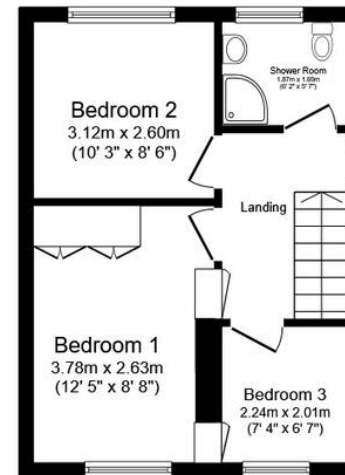








Ground Floor



First Floor

Total floor area 94.7 sq.m. (1,019 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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