6 Carlisle Close, Grantham

£165,000

NEWTON FALLOWELL

6 Carlisle Close

Grantham

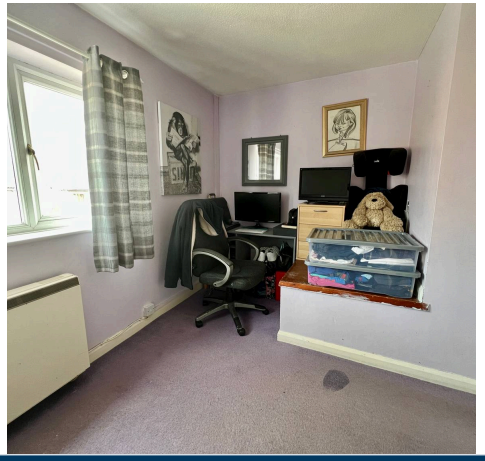
Beautifully presented 2 bed semi-detached house with modern decor, off-road parking, enclosed rear garden, and walking distance to amenities. Viewing highly advised.
Council Tax band: B

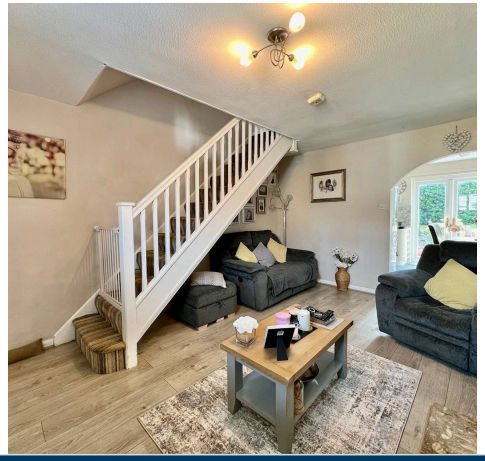
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- NO ONWARD CHAIN!
- Two Bedroom Semi-Detached Home
- Well-Presented Throughout
- Private Rear Garden
- Ample Off-Road Parking
- Kitchen / Diner
- Spacious Lounge
- Two Double Bedrooms
- Family Bathroom
- Council Tax Band: B





GRANTHAM

The property is situated on a regular bus route to town along Winchester Road, there are local shops available including a Tesco Express and Co-op Pharmacy etc. 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. There is a charming selection of tea rooms, cafes, restaurants and a great choice of supermarkets. Oldrids Downtown is a very popular superstore and garden centre at the edge of town. 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.

ENTRANCE HALL

STORAGE CUPBOARD

LOUNGE

11' 9" x 15' 1" (3.59m x 4.61m)

KITCHEN / DINER

11' 9" x 9' 9" (3.57m x 2.98m)

FIRST FLOOR LANDING

BEDROOM ONE

11' 9" x 8' 10" (3.58m x 2.70m)

FAMILY BATHROOM

6' 2" x 5' 6" (1.88m x 1.67m)

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

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

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 .

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

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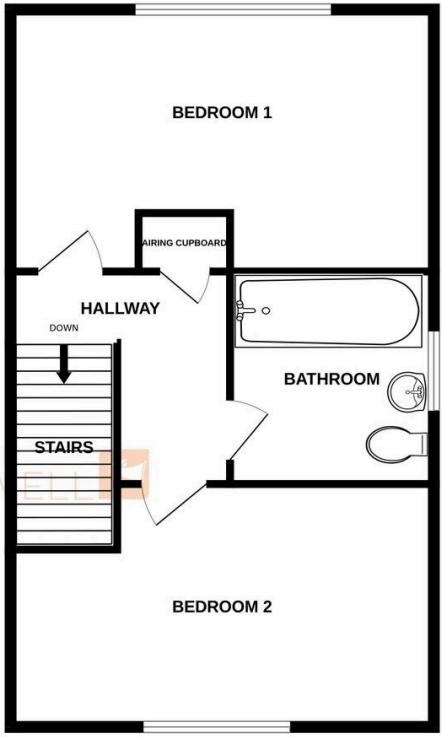
GROUND FLOOR

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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