



31 Cold Harbour Lane, Grantham
£585,000

 **NEWTON FALLOWELL**

31 Cold Harbour Lane

Grantham

Spacious detached home in tranquil Grantham location. Four double bedrooms (one en-suite), versatile living areas, double garage, private gardens, close to schools, amenities, and transport links.

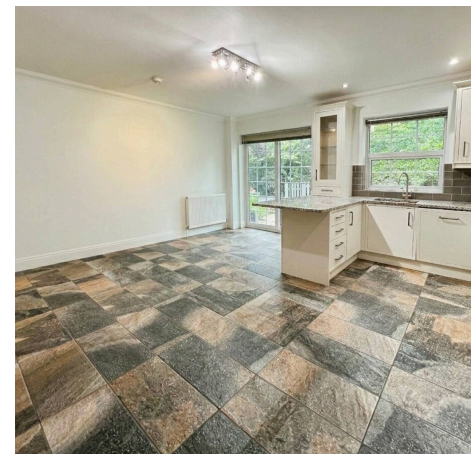
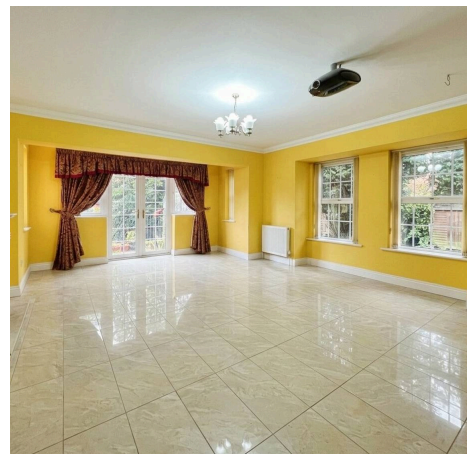
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four Double Bedrooms
- Executive Family Home
- Four Reception Rooms
- WC, En-suite + Shower Room
- Sought After Location
- Close To Local Amenities
- Short Distance To Transport Links
- Generous Plot
- Well Presented Throughout
- Driveway Parking + Double Garage





ENTRANCE HALL

A bright and airy entrance hall entered through an open covered porch with an attractive uPVC part glazed entrance door with uPVC double glazed panel to either side and a transom window over. It has high gloss tiled flooring, large under stairs storage cupboard, stairs rising to the first floor, cloaks cupboard and radiator.

LOUNGE

21' 4" x 17' 3" (6.50m x 5.27m)

A spacious reception room with uPVC double glazed windows to the front and side aspects, uPVC double glazed French doors also to the side, uPVC double glazed windows to the rear, two radiators, feature marble fireplace with coal effect fire within, tiled flooring and an air con unit.

DINING ROOM

11' 9" x 11' 9" (3.57m x 3.58m)

With uPVC double glazed window to the front and side aspects, radiator and tiled flooring.

RECEPTION ROOM

13' 4" x 10' 8" (4.06m x 3.26m)

With uPVC double glazed window to the front aspect, radiator and tiled flooring.

KITCHEN / BREAKFAST ROOM

16' 3" x 15' 9" (4.96m x 4.81m)

With uPVC double glazed window to the side and rear aspects, uPVC double glazed sliding patio doors to the rear, a range of base level cupboards and drawers with matching eye level units, granite work surfacing with inset sink and drainage grooves, inset gas hob with oven beneath and extractor hood over, integrated dishwasher, space for American style fridge freezer, space for table and chairs, radiator, tiled flooring and spotlights.

UTILITY ROOM

7' 2" x 7' 1" (2.18m x 2.16m)

With uPVC double glazed window and door to the side aspect, wall mounted central heating boiler, eye and base level cupboard, work surfacing with inset sink and drainer, space and plumbing for washing machine, space for tumble dryer, tiling to walls, tiled floor.





CLOAKROOM

7' 2" x 3' 9" (2.18m x 1.15m)

With low level WC., pedestal wash basin with tiled splashback, radiator, extractor fan and tiled flooring.

FIRST FLOOR LANDING

Having dog leg staircase to the first floor with a feature uPVC double glazed patterned window at half landing level. The landing also has an airing cupboard.

BEDROOM ONE

15' 10" x 11' 9" (4.82m x 3.59m)

Having uPVC double glazed windows to the side and rear aspect, three fitted wardrobes, radiator and an air con unit.

EN-SUITE

9' 7" x 8' 4" (2.93m x 2.54m)

With uPVC obscure double glazed window to the rear aspect, panelled bath with glazed screen over, pedestal wash basin and low level WC., tiling to walls, radiator, extractor fan, shaver point with light and tiled flooring.

BEDROOM TWO

15' 10" x 14' 2" (4.83m x 4.32m)

With uPVC double glazed window to the side and rear aspects, two built-in wardrobes and radiator.

BEDROOM THREE

12' 4" x 10' 10" (3.76m x 3.30m)

With uPVC double glazed window to the front aspect, two fitted wardrobes, radiator.

BEDROOM FOUR

11' 9" x 11' 10" (3.59m x 3.60m)

Having uPVC double glazed window to the front and side aspects, radiator and loft hatch access.

DRESSING AREA / POTENTIAL BEDROOM FIVE

7' 6" x 5' 10" (2.29m x 1.78m)

With uPVC double glazed window to the front aspect and radiator.





SHOWER ROOM

9' 7" x 7' 4" (2.93m x 2.23m)

With uPVC obscure double glazed window to the side aspect, shower cubicle, pedestal wash basin, low level WC., part tiled walls, spotlights, tiled flooring. (There is also plumbing for a bath if required).

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band F.

DIRECTIONS

From High Street proceed south passing Sainsburys and taking the left turn at the traffic lights onto Bridge End Road (A52). Take the left turn just before the petrol station onto Cold Harbour Lane and the property is on the left.

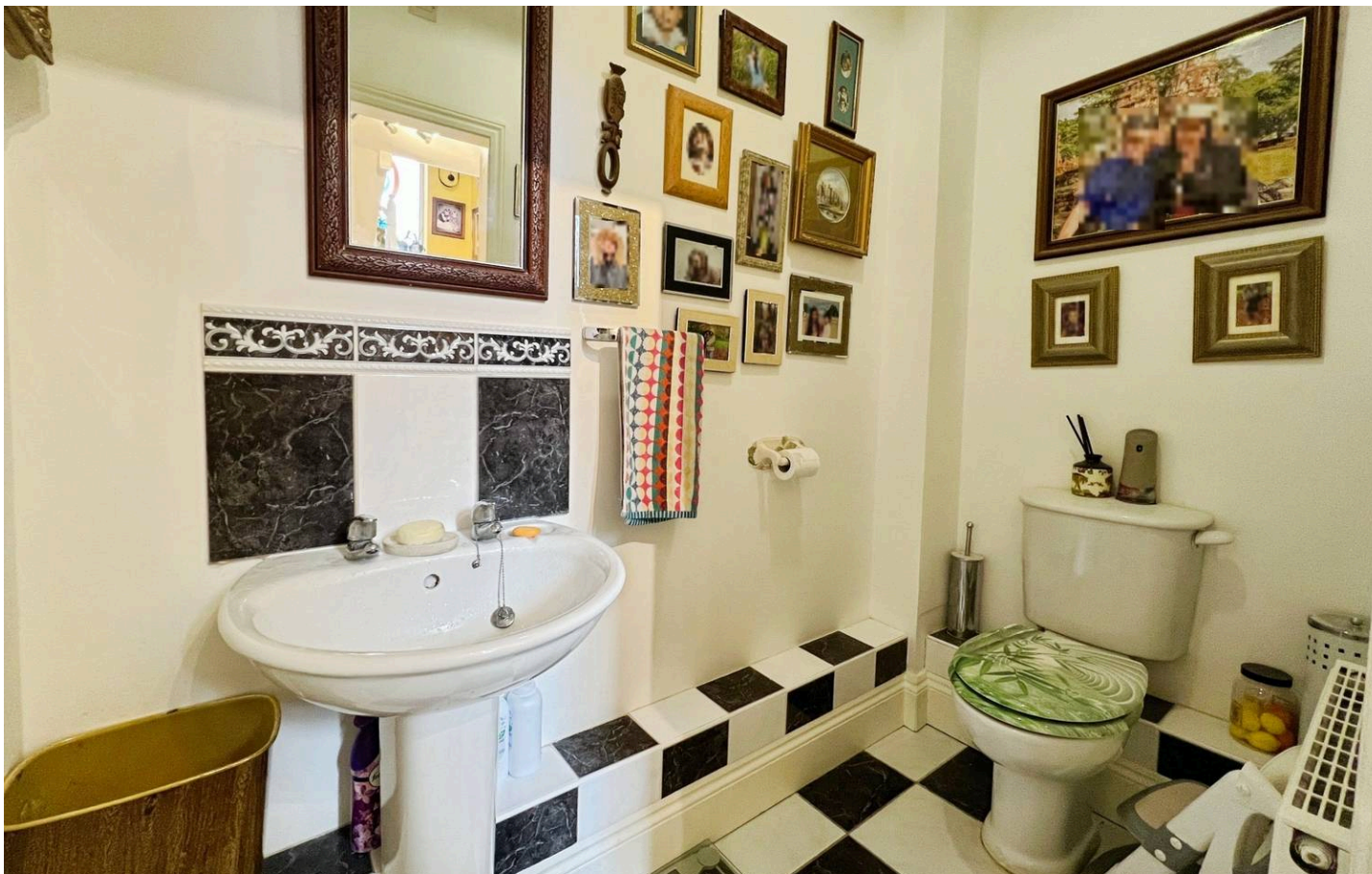
AGENTS NOTE

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NOTE

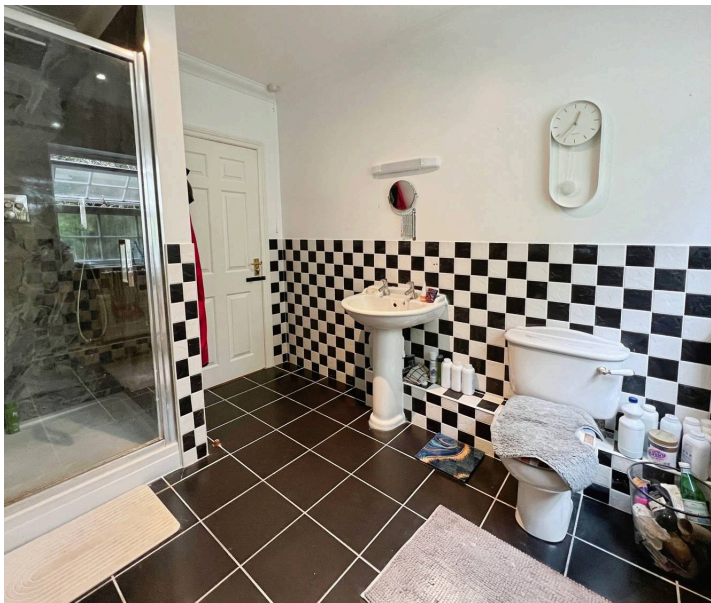
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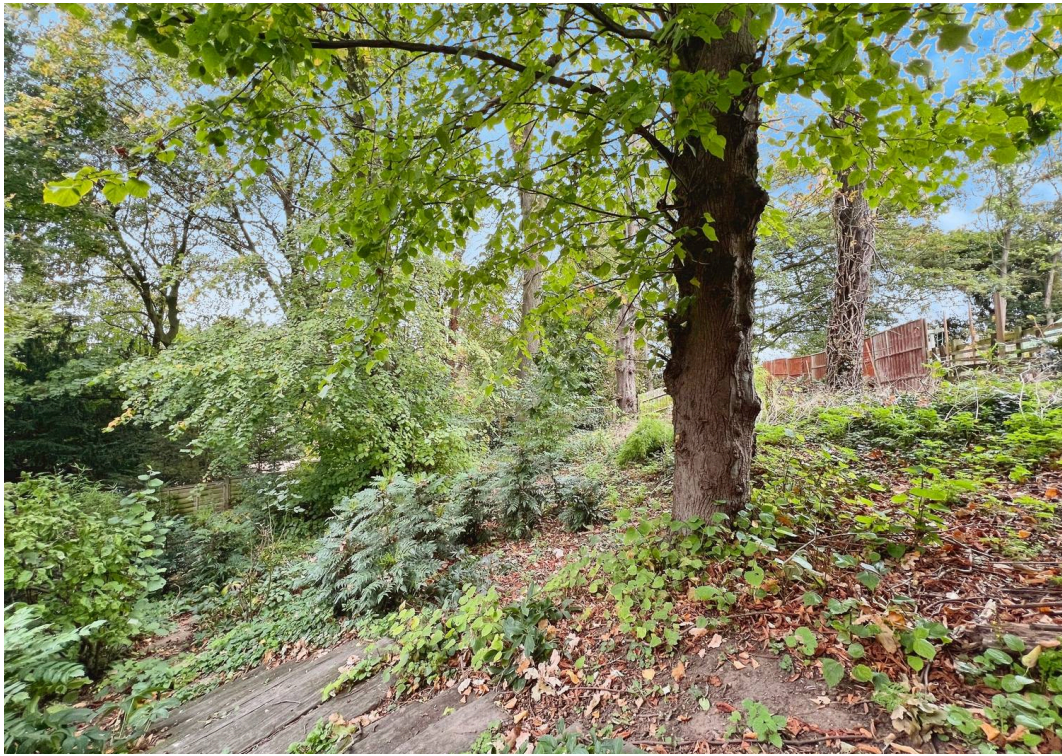


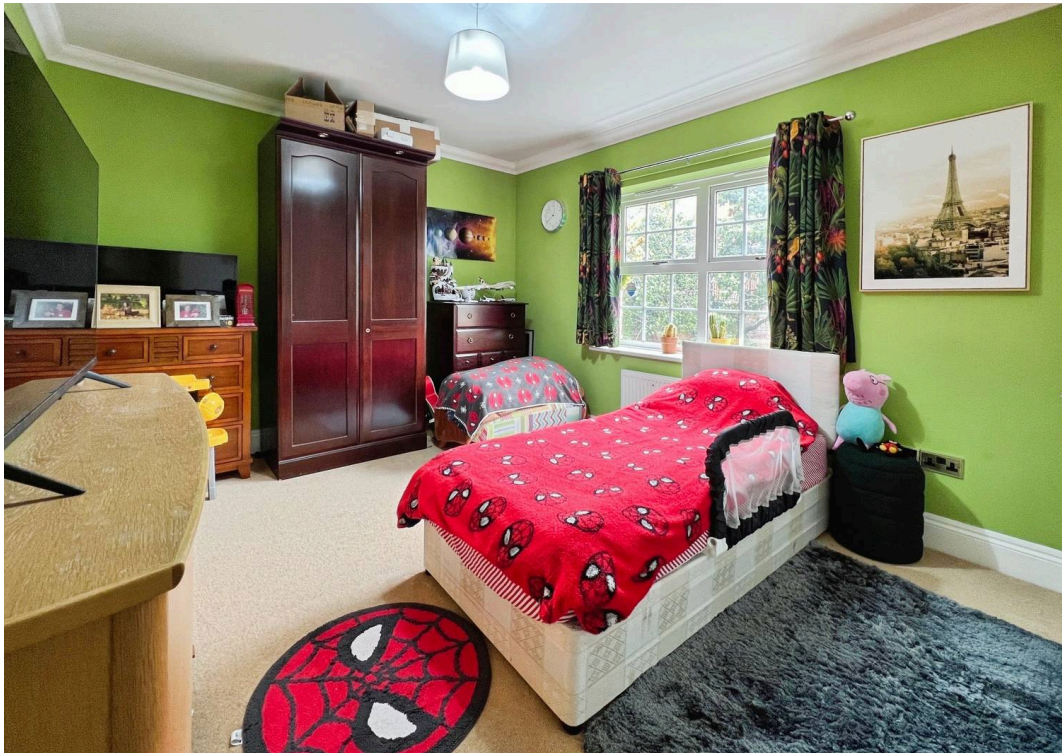


Anti-Money Laundering Checks

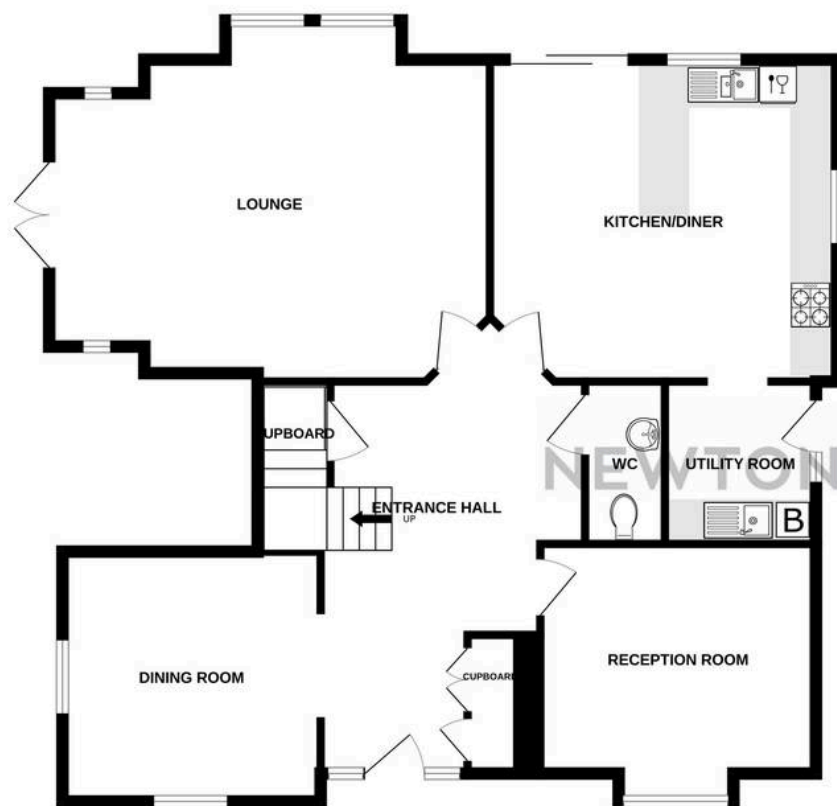
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once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