



Westley Newgate Lane, Londonthorpe
£450,000

 **NEWTON FALLOWELL**

Westley Newgate Lane

Londonthorpe, Grantham

Spacious four-bed split-level detached house on 0.25 acres with superb views, balcony, double garage, two receptions, utility, scope to update, no chain, and great potential.

Council Tax band: F

Tenure: Freehold

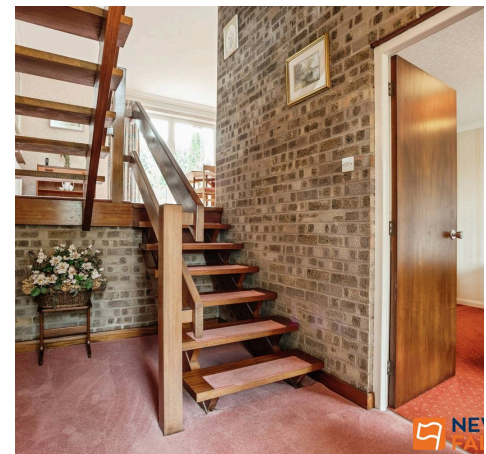
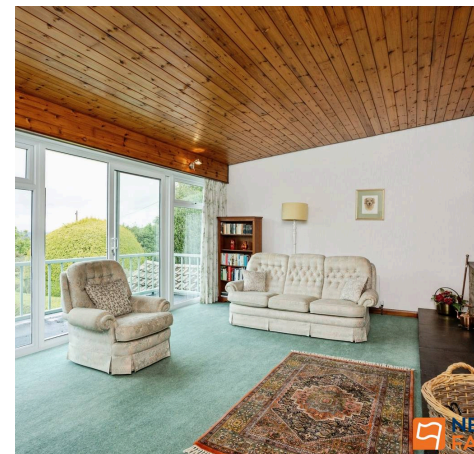
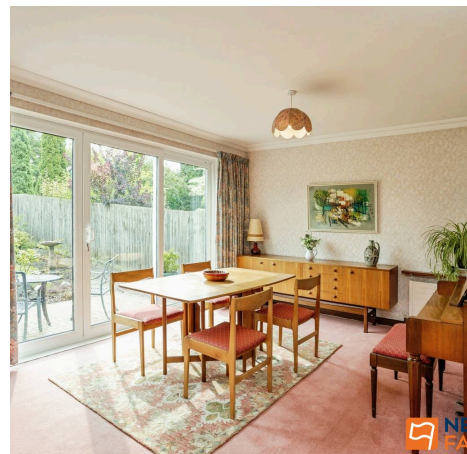
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- Individual Detached House
- Generous Plot of approximately 0.25 acres.
- Split Level Design
- Superb View towards Newark and Beyond
- Two Reception Rooms and Large Balcony
- Kitchen and Utility Room
- Four Bedrooms
- Bathroom and Separate Shower/WC
- Integral Double Garage
- Some Scope for Updating



 **NEWTON
FALLOWE**





LOCATION

Londonthorpe is a popular Conservation village and derives its name from the Old Scandinavian *lundr* and *thorp*, meaning an 'outlying farmstead or hamlet by a grove'. It is a small village only 3 miles to the north east of Grantham and close to two further conservation areas run by the National Trust and extending to over 2000 acres to include parkland and managed woodland with extensive walking paths ideal for dog walkers. Westley's close proximity to Grantham with its fast rail link to London Kings Cross (journey time of approximately one hour) makes this a very attractive property for commuting, but equally, offers plenty of scope for working from home. Being so near to the A1 there is also easy access to Newark (25 mins), Stamford (30 mins), Peterborough (40 mins) and - along the A52 - Nottingham (50 mins). From Grantham station, trains offer fast services to cities further afield such as Leeds, and across to the Lincolnshire seaside at Skegness.

ENTRANCE HALL

14' 11" x 6' 8" (4.54m x 2.02m)

SHOWER/WC

10' 11" x 2' 11" (3.32m x 0.88m)

STUDY/BEDROOM 4

12' 0" x 10' 6" (3.67m x 3.19m)

DINING ROOM

17' 5" x 11' 5" (5.31m x 3.48m)

KITCHEN

12' 11" x 11' 3" (3.93m x 3.42m)

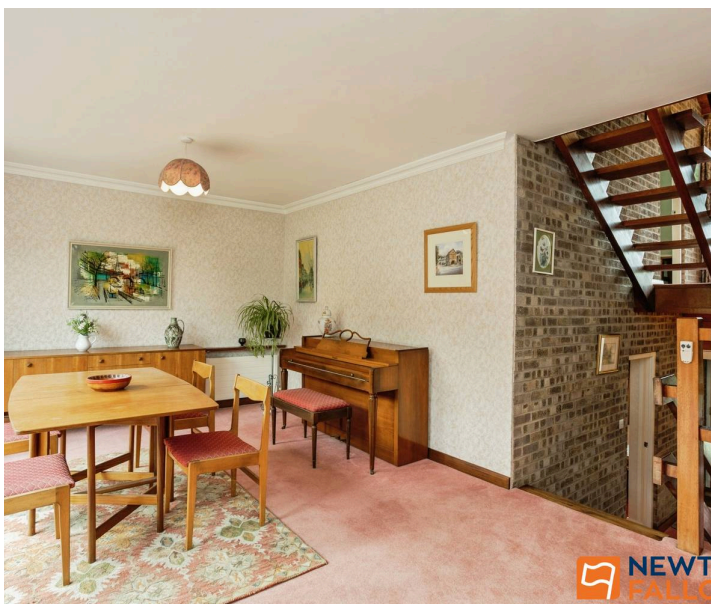
UTILITY ROOM

11' 3" x 6' 4" (3.42m x 1.94m)

LIVING ROOM

19' 9" x 14' 2" (6.02m x 4.33m)

BALCONY





BEDROOM

14' 8" x 11' 3" (4.46m x 3.44m)

BEDROOM

14' 2" x 10' 6" (4.31m x 3.20m)

BEDROOM

12' 8" x 11' 5" (3.86m x 3.47m)

BATHROOM

9' 4" x 7' 10" (2.85m x 2.40m)

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating from Camray boiler which is located in the garage. We have not tested the services or related appliances and prospective buyers must rely on their own enquiries in this respect.

DOUBLE GARAGE

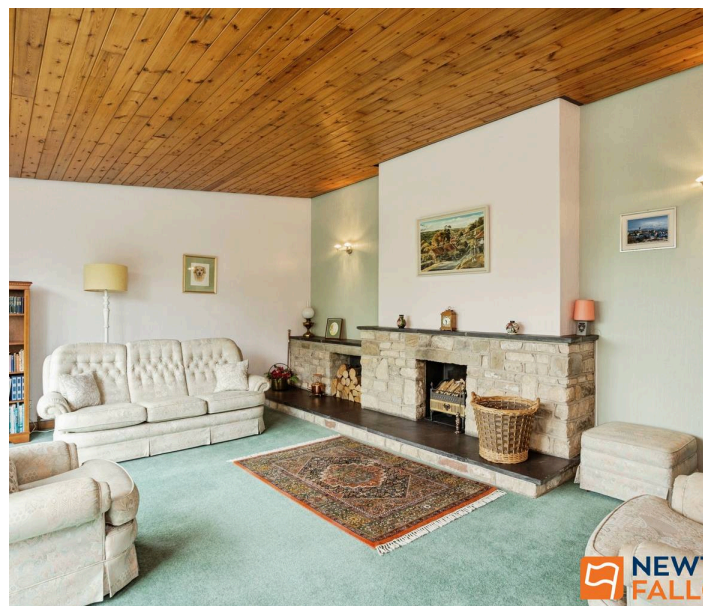
20' 1" x 15' 5" (6.13m x 4.69m)

MONEY LAUNDERING CHECKS

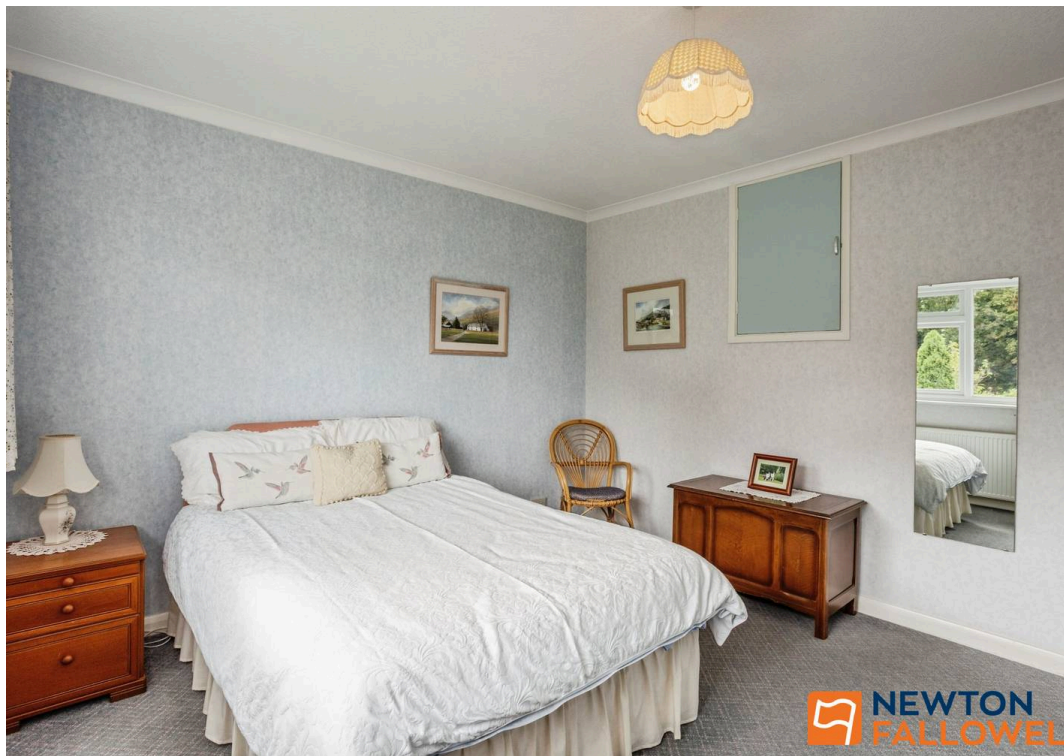
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once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

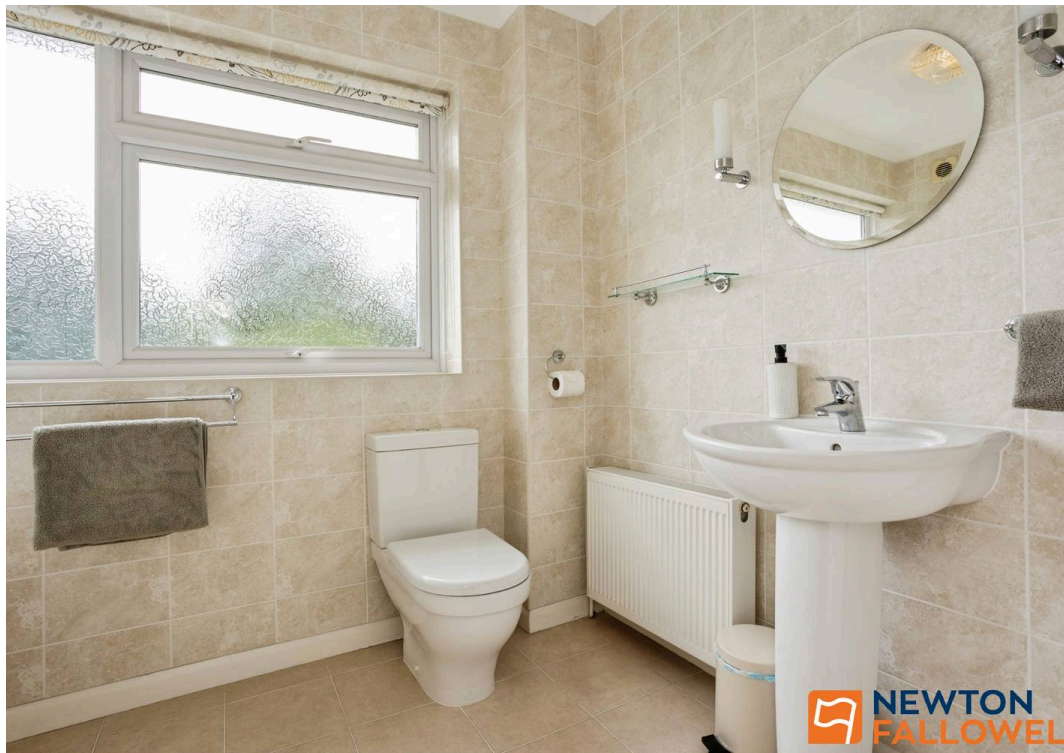
VIEWING

Viewings arranged by prior appointment through Newton Fallowell





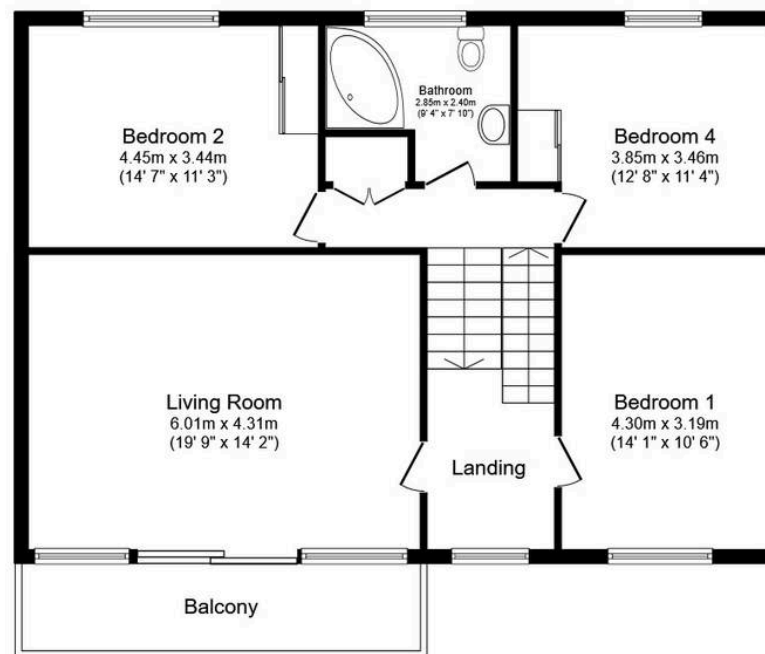








Ground Floor



First Floor

Total floor area 191.7 sq.m. (2,064 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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