



64 Kenilworth Road, Grantham  
£163,500

 **NEWTON FALLOWELL**

## 64 Kenilworth Road

Grantham, Grantham

Modern semi-detached house with 2/3 bedrooms, living room, kitchen/diner, off-road parking, west-facing garden, new carpets. Vacant possession, no chain, close to town and amenities.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ideal First Purchase
- Modern Semi Detached House
- Close to Edge of Town
- New Fitted Carpets
- Gas Central Heating
- Double Glazing
- Study/Bedroom 3
- Off Road Parking
- No Onward Chain





## ACCOMMODATION

### ENTRANCE HALL

3' 10" x 3' 11" (1.16m x 1.20m)

With Upvc entrance door and inner glazed door to living space. Meter cupboard also housing electric consumer unit.

### LIVING ROOM

14' 4" x 14' 8" (4.37m x 4.47m)

A light and spacious room overlooking the front garden through a floor to ceiling window and with open tread carpeted stairs off to the first floor. Radiator and wall to ceiling coving.

### KITCHEN/DINING ROOM

8' 10" x 14' 8" (2.68m x 4.47m)

Two windows to the rear elevation. Fitted with a range of wood style cupboards comprising base units, working surfaces and wall cupboards. Stainless steel sink unit and mixer tap, integrated oven and hob with fan over, wall mounted Ideal gas fired boiler, tiled splash backs, tiled floor and radiator. Space for fridge/auto washer.

### FIRST FLOOR LANDING

5' 10" x 7' 10" (1.77m x 2.38m)

Built in airing cupboard with hot water cylinder. Loft hatch to roof space.

### BEDROOM 1

8' 6" x 11' 11" (2.59m x 3.63m)

Window to front elevation and built in double wardrobe. Radiator.

### BEDROOM 2

8' 2" x 8' 10" (2.50m x 2.68m)

Window to rear. Radiator.





### STUDY/BEDROOM 3

5' 10" x 6' 5" (1.78m x 1.95m)

A small third bed/general purpose room. Window to front. Radiator.

### BATHROOM

5' 11" x 6' 2" (1.80m x 1.88m)

Containing a white suite comprising bath with electric shower over, pedestal wash basin and low level WC. Half tiled walls, chromed ladder towel rail. Window to rear.

### SERVICES

Mains water, gas, electricity and drainage are connected. Gas fired central heating is installed.

### COUNCIL TAX

The property is Band A for council tax purposes.

### 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

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 we would ask for your co-operation in order that there will be no delay in agreeing the sale. 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.

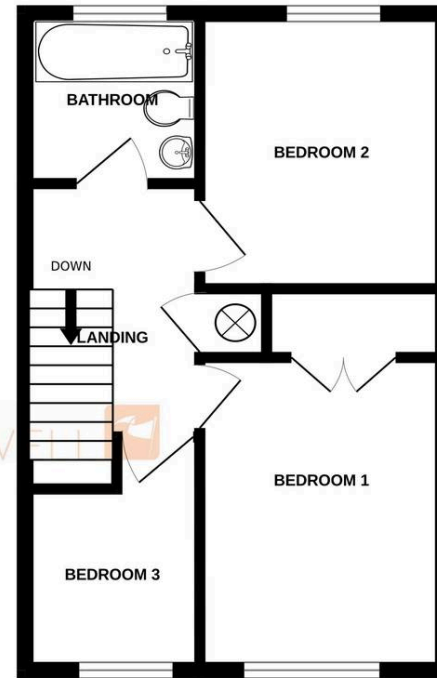
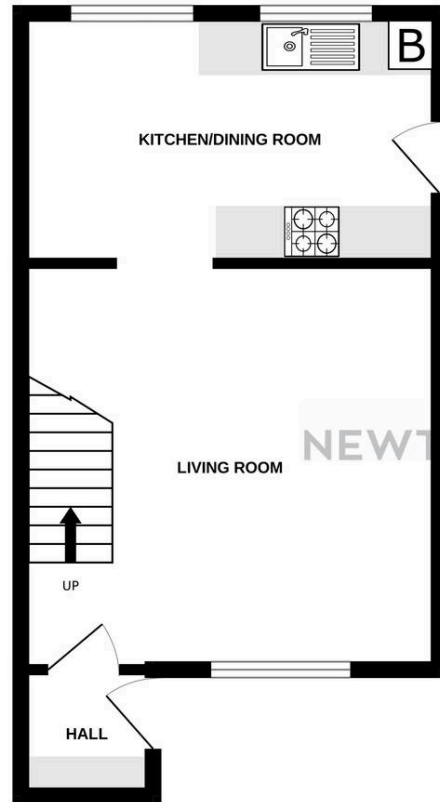






GROUND FLOOR

1ST FLOOR



NEWTONFALLOWELL



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.  
Made with Metropix ©2026

# Newton Fallowell Grantham

Newton Fallowell, 68-69 High Street - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/