



North Parade, Grantham



- Grade II Listed
- Two Bedrooms
- Georgian Cottage
- Shower Room/WC
- Easy Walk to Town Centre
- Gas Central Heating
- Freehold
- EPC rating Exempt



A Grade II Listed Georgian terraced cottage situated just off the town centre and within the central Conservation Area. The property is of attractive appearance with red brick elevations beneath a pantile roof and offers accommodation of considerable character in need of some refurbishment. Sitting room, dining room, kitchen, breakfast room, two bedrooms, study/bedroom 3 and a shower room/WC. There is a courtyard garden to the rear with a useful outbuilding and rear pedestrian only access.

## ACCOMMODATION

### SITTING ROOM

5.33m x 3.15m (17'6" x 10'4")

Plus 2.07m x 2.81m. With panelled entrance door, gas meter cupboard, alarm control panel, fireplace, tiled floor, central heating thermostat, staircase off to the first floor with under stairs storage cupboard, a single glazed sliding sash window to the front and to the rear a single glazed wooden Georgian window.

### DINING ROOM

3.55m x 3.21m (11'7" x 10'6")

With stone flagged floor, wooden sliding sash window to the front elevation, radiator and electric pay-as-you-go meter in cupboard and electric consumer unit.



### BREAKFAST ROOM

3.14m x 2.29m (10'4" x 7'6")

Wooden single glazed window to the side, external door to the garden, radiator, laminate floor, original fireplace.

### KITCHEN

3.08m x 2.12m (10'1" x 7'0")

Having two wooden windows to the side aspect, a range of limed oak fronted units comprising base cupboards, working surfaces and wall cupboards, inset stainless steel one and a half bowl sink and drainer, integrated oven and ceramic hob with extractor over, Santon Aquarius water heater, tiled floor and radiator.

### FIRST FLOOR LANDING

With double glazed wooden window to the side, cork tiled floor, wall mounted gas fired boiler and programmer.

### BEDROOM 1

4.34m x 3.15m (14'2" x 10'4")

With wooden sliding sash window to the front elevation, fireplace, boarded floor, built-in cupboard, fitted wardrobe cupboard and radiator.

### BEDROOM 2

3.15m x 2.16m (10'4" x 7'1")

With wooden double glazed window to the side elevation, cork tiled floor and fitted wardrobe with top cupboards over.

### BEDROOM 3 / STUDY

2.2m x 2.06m (7'2" x 6'10")

Having wooden double glazed window to the rear elevation, loft hatch access and built-in airing cupboard containing hot water cylinder and electric immersion heater.

### SHOWER ROOM

2.72m x 2m (8'11" x 6'7")

Having quadrant shower cubicle with Mira mixer tap, pedestal wash basin and low level WC., radiator, exposed brickwork and Velux window to the rear roofline.



### OUTSIDE

There are 8 stone steps rising to a courtyard style garden which is brick block paved with timber fencing to the boundaries. There is a wrought iron gate to a bin store and rear pedestrian access door beyond.

### OUTBUILDING

With window to the rear, shelving and original stone steps.

### RIGHT-OF-WAY

There is rear pedestrian only right-of-access across No.20. This is not and does not lead to a parking area.

### SERVICES

Mains water, gas, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band A.

### DIRECTIONS

From High Street proceed north onto Watergate, over the traffic lights onto North Parade itself and the property is along on the right-hand-side.

## GRANTHAM

The property is situated within walking distance of the town, is close to two supermarkets, a day nursery and several schools. 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.

## AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

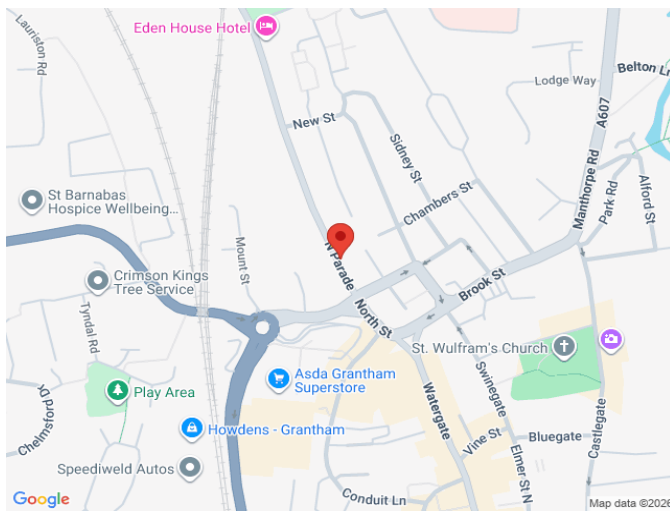
## NOTE

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.



# Floorplan



Newton Fallowell

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