



Springfield Road, Grantham



- Investment Buyers Only
- Two First Floor Bedrooms
- Modernised Inner Terraced House
- Attic Space
- Two Reception Rooms
- Gas Central Heating
- Freehold
- EPC rating D



****Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000****

A comfortable inner terraced cottage conveniently situated for a range of amenities. The modernised accommodation has been arranged over three floors and briefly comprises as follows: sitting room, inner hall, dining room, kitchen, rear lobby, ground floor bathroom and two bedrooms with an attic space. There is gas fired central heating, uPVC double glazing and a courtyard garden to the rear. Viewing by appointment only.

ACCOMMODATION

SITTING ROOM

3.33m x 3.73m (10'11" x 12'2")

With uPVC entrance door and window to the front elevation, built-in meter cupboard and radiator.

INNER HALL

1.69m x 3.33m (5'6" x 10'11")

With staircase off to the first floor accommodation, under stairs storage cupboard, radiator and heating thermostat.

DINING ROOM

3.36m x 3.76m (11'0" x 12'4")

With uPVC double glazed window to the rear elevation, wall light points, radiator and coving.



KITCHEN

2.1m x 3.35m (6'11" x 11'0")

Containing a range of matching units comprising base cupboards with working surfaces over and matching eye level cupboards, inset one and a half bowl stainless steel sink and drainer, integrated oven and hob with extractor over, space and plumbing for washing machine, tiled floor, spotlights, tiled splashbacks and uPVC double glazed window to the side elevation.

REAR LOBBY

1.35m x 2.16m (4'5" x 7'1")

Having vinyl floor, external uPVC door and door to the bathroom.

BATHROOM

1.75m x 2.13m (5'8" x 7'0")

With uPVC obscure double glazed window to the side aspect, a panelled bath with Triton electric shower over, pedestal washbasin and low level WC., tiling to wet areas, radiator and vinyl flooring.

FIRST FLOOR LANDING

With staircase off to the second floor and coving.

BEDROOM 1

3.35m x 3.76m (11'0" x 12'4")

With uPVC double glazed window to the front elevation, radiator, coving and laminate floor.

BEDROOM 2

3.36m x 3.74m (11'0" x 12'4")

With uPVC double glazed window to the rear elevation and coving,



SECOND FLOOR

ATTIC SPACE

3.44m x 5.04m (11'4" x 16'6")

Maximum measurements to include stair well. Having Velux window to the rear, radiator and a built-in wardrobe cupboard.

OUTSIDE

There is a courtyard style garden to the rear of the property and pedestrian access via a shared right-of-way.

RIGHT-OF-WAY

There is a pedestrian right-of-way over the garden in favour of the neighbouring property.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street proceed south passing the Sir Isaac Newton statue on the left and Sainsburys. At the traffic light junction take the right turn onto Springfield Road itself and continue along. The property is on the left-hand side just after the turning for Victoria Street.

GRANTHAM

Local amenities are available along Springfield Road including a bus service to town, Premier convenience store, fish & chip shop and Huntingtower primary school close by. 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 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.



Floorplan



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