



95 Edward Street, Grantham
£165,000

 **NEWTON FALLOWELL**

95 Edward Street

Grantham

Spacious three-bedroom, three-storey mid-terrace on Edward Street. Modern kitchen, two double bedrooms, top-floor vaulted bedroom, enclosed garden. Close to amenities, A1, and train station.

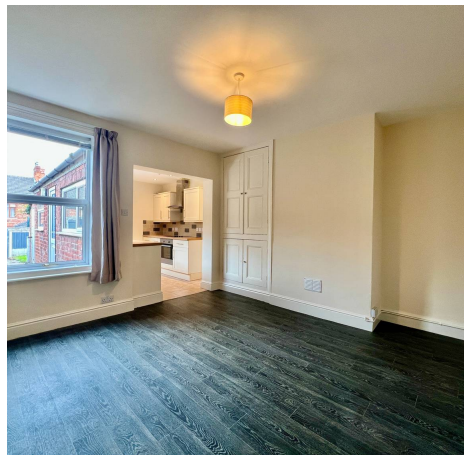
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Onward Chain!
- Three-Storey Mid-Terrace Property
- Three Generous Double Bedrooms
- Spacious Lounge with Feature Bay Window
- Separate Dining Room
- Modern Fitted Kitchen
- Useful Half-Cellar
- Enclosed Rear Garden
- Close To Local Amenities
- Fantastic Links To A1 & Train Station





GRANTHAM

The property is within walking distance of local amenities, the town centre and railway station. 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.

ENTRANCE HALL

A welcoming and light-filled entrance hall featuring laminate flooring, crisp neutral decor, and a staircase leading directly to the first floor. The space provides access to the lounge and open-plan dining area, while also benefiting from a clever under-stairs storage

LOUNGE

14' 5" x 9' 6" (4.39m x 2.89m)

A bright and spacious living area anchored by a double-glazed bay window to the front elevation, flooding the room with natural light. Finished in fresh neutral tones with soft fitted carpet, the space features a wall-mounted electric fire with a sleek floating mantel shelf above, creating a stylish modern focal point.

HALF CELLAR

7' 8" x 6' 0" (2.33m x 1.83m)

Accessed directly off the hall, this versatile half-cellar space offers highly practical storage. Complete with fitted wood-effect flooring, painted brick walls, multi-tiered shelving, and power points, it also neatly houses the home's electrical consumer unit and meters.

DINING ROOM

12' 6" x 12' 4" (3.82m x 3.75m)

A spacious, light-filled dining room featuring wood-effect flooring, neutral decor, and a double-glazed window overlooking the rear elevation. Ideal for entertaining, the room benefits from a built-in full-height storage cupboard set into the alcove and flows seamlessly into the adjoining kitchen





KITCHEN

7' 5" x 8' 11" (2.25m x 2.72m)

A modern fitted kitchen featuring cream shaker-style wall and base units paired with warm wood-effect worktops and stylish tiled splashbacks. Integrated appliances include an electric oven, hob, and extractor hood, along with a stainless steel sink and drainer set beneath a double-glazed window overlooking the side elevation. Finished with tiled flooring, recessed spotlights, and space for under-counter appliances

FAMILY BATHROOM

7' 4" x 6' 5" (2.24m x 1.95m)

A fully tiled ground-floor bathroom fitted with a white three-piece suite comprising a panelled bath with an electric shower over and glass screen, a pedestal wash hand basin, and a low-level WC. The room is finished with tiled flooring, recessed ceiling spotlights, a heated towel rail, and a double-glazed frosted window to the rear.

FIRST FLOOR LANDING

A bright landing space featuring neutral decor and fitted carpet, providing access to two generous bedrooms and a further staircase leading to the second-floor master bedroom.

BEDROOM TWO

12' 5" x 12' 6" (3.79m x 3.81m)

A generous double bedroom situated on the first floor, benefiting from a double-glazed window to the rear elevation overlooking the garden. Decoratively finished in soft neutral tones with fitted carpet, the room features an arched chimney breast alcove fitted with a hanging rail, providing convenient clothes storage.

BEDROOM THREE

12' 8" x 12' 4" (3.87m x 3.77m)

A well-proportioned double bedroom, featuring a double-glazed window to the front elevation. The room is smartly presented with clean neutral decor, fitted carpet, and an arched feature alcove beside the chimney breast, offering an ideal spot for freestanding furniture or wardrobes.





BEDROOM ONE

11' 5" x 17' 9" (3.49m x 5.42m)

Occupying the entire second floor, this impressive, characterful double bedroom features vaulted ceilings and an attractive gothic-style arched stairwell entrance. The spacious room is finished in soft neutral tones with fitted carpet, enjoying plenty of light from a dormer window, along with a wall-mounted radiator and a staircase leading down to the lower floors.

EXTERIOR

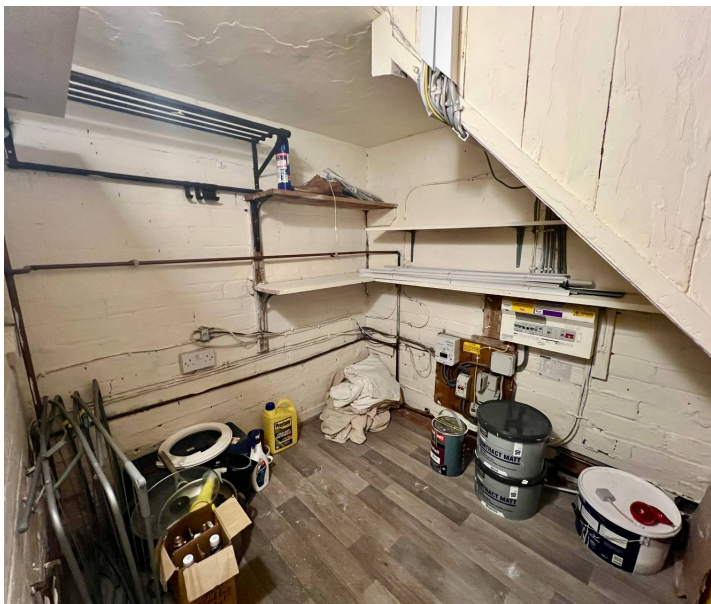
A fully enclosed, low-maintenance rear garden featuring a central lawned area bordered by a paved pathway and seating area. Enclosed by timber fencing for privacy, the garden benefits from gated rear access and a useful concrete outdoor store.

DIRECTIONS

From High Street proceed south on to London Road, continuing past Sainsburys on the left-hand side and turning left at the traffic lights adjacent to McDonalds on to Bridge End Road (A52). Take the right turn on to Houghton Road, right on to Edward Street (one way street).

SERVICES

Mains water, gas, electricity and drainage are connected.





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. 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.

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Newton Fallowell Grantham

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

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