



Dudley Road, Grantham



- NO ONWARD CHAIN
- Two Double Bedrooms
- Upstairs Bathroom
- Private Rear Garden
- Well-Presented Throughout
- Two Reception Rooms
- Freehold
- EPC rating D



This property is offered for sale with NO ONWARD CHAIN, currently generating a rental income of £750 per calendar month. The property provides spacious and well-presented accommodation and is conveniently located within easy reach of a wide range of amenities, including the town's railway station.

The accommodation comprises a lounge, dining room, kitchen, two well-proportioned bedrooms, and a first-floor bathroom. Externally, the property benefits from a private rear garden with a shed

## GRANTHAM

The property is situated close to the town with all its amenities and the 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.



## DIRECTIONS

From High Street continue proceeding south on to St Peters Hill taking the left turn on to St Catherines and right on to Dudley Road itself. The property is on the right-hand side. Alternatively, continue along London Road taking the left turn at the traffic lights adjacent to McDonalds onto Bridge End Road (A52). Take the left turn onto Harrowby Road, left onto Bridge Street and right onto Dudley Road. The property is on the left.

## COUNCIL TAX

The property is in Council Tax Band A.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## ACCOMMODATION

### LOUNGE

3.8m x 3.57m (12'6" x 11'8")

### DINING ROOM

3.79m x 3.57m (12'5" x 11'8")

### KITCHEN

1.96m x 5.22m (6'5" x 17'1")



## LANDING

**BEDROOM ONE**  
3.44m x 3.52m (11'4" x 11'6")

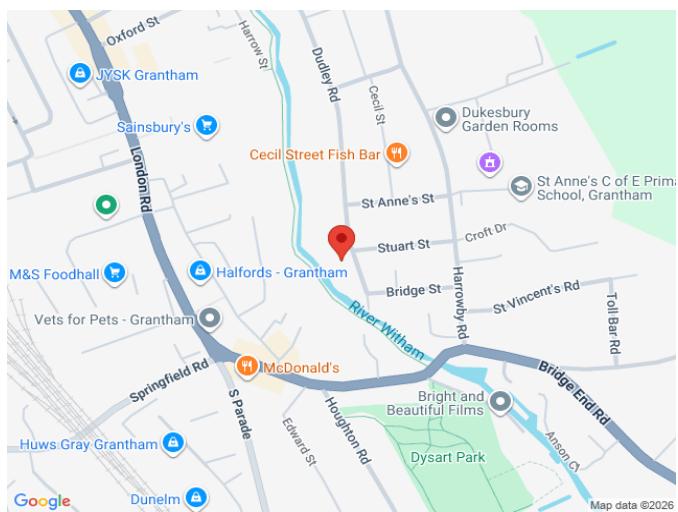
**BEDROOM TWO**  
3.57m x 2.73m (11'8" x 9'0")

**FAMILY BATHROOM**  
1.96m x 2.81m (6'5" x 9'2")

## OUTSIDE



## Floorplan



 **NEWTONFALLOWELL**

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