



49 Bridge End Grove, Grantham
£235,000

 **NEWTON FALLOWELL**

49 Bridge End Grove

Grantham

No chain. Detached 2-bed bungalow near Grantham centre. Driveway parking, spacious living room with log burner, modern kitchen, utility, large garden, decking, and workshop. Council Tax band: B

Tenure: Freehold

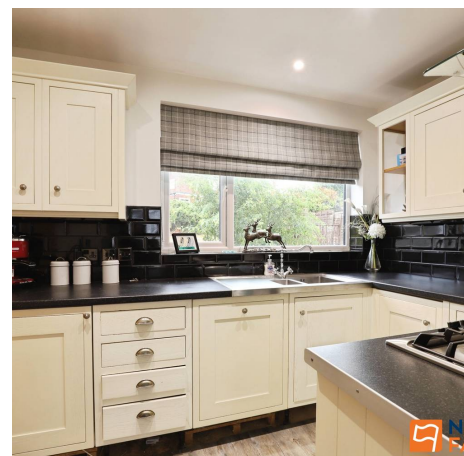
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Bungalow
- No Onward Chain
- Two Well-Proportioned Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Separate Utility Room
- Four-Piece Family Bathroom
- Large Outbuilding/Workshop
- Substantial Block-Paved Driveway
- Generous Rear Garden



 **NEWTON
FALLOWE**





ENTRANCE HALL

UTILITY ROOM

9' 6" x 5' 3" (2.89m x 1.61m)

KITCHEN

9' 11" x 7' 2" (3.03m x 2.19m)

LOUNGE

13' 9" x 12' 11" (4.19m x 3.93m)

BEDROOM ONE

10' 11" x 9' 5" (3.32m x 2.88m)

BEDROOM TWO

10' 3" x 8' 3" (3.13m x 2.52m)

BATHROOM

7' 0" x 6' 0" (2.14m x 1.84m)

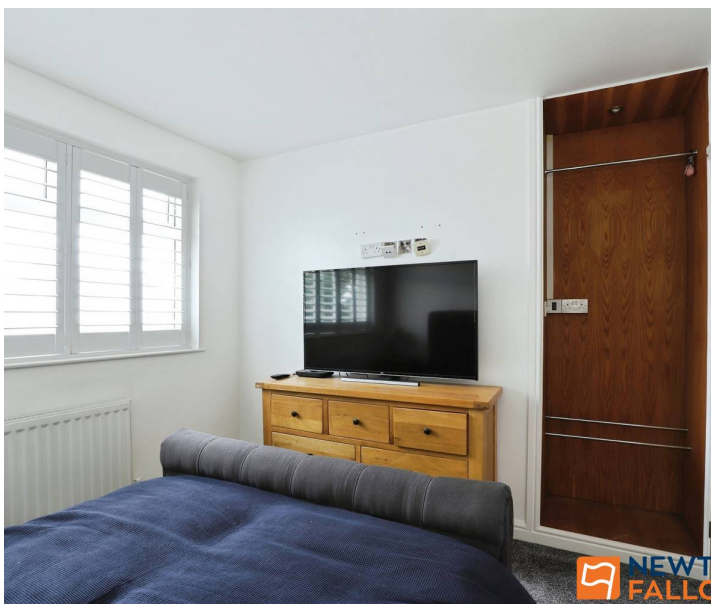
EXTERIOR

DIRECTIONS

From High Street proceed south passing Sainsburys on the left-hand side and taking the left turn at the traffic lights adjacent to McDonalds on to Bridge End Road. Take the left turn on to Bridge End Grove, right onto Saltersford Road following the road and the property is on the left-hand side on the bend adjacent to the fields.

GRANTHAM

The property is situated within easy access of the town centre and railways station. There is a local convenience store at the petrol station on Bridge End Road and a local bus service running along Somerby Grove/Bridge End Grove. 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.





AGENTS 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

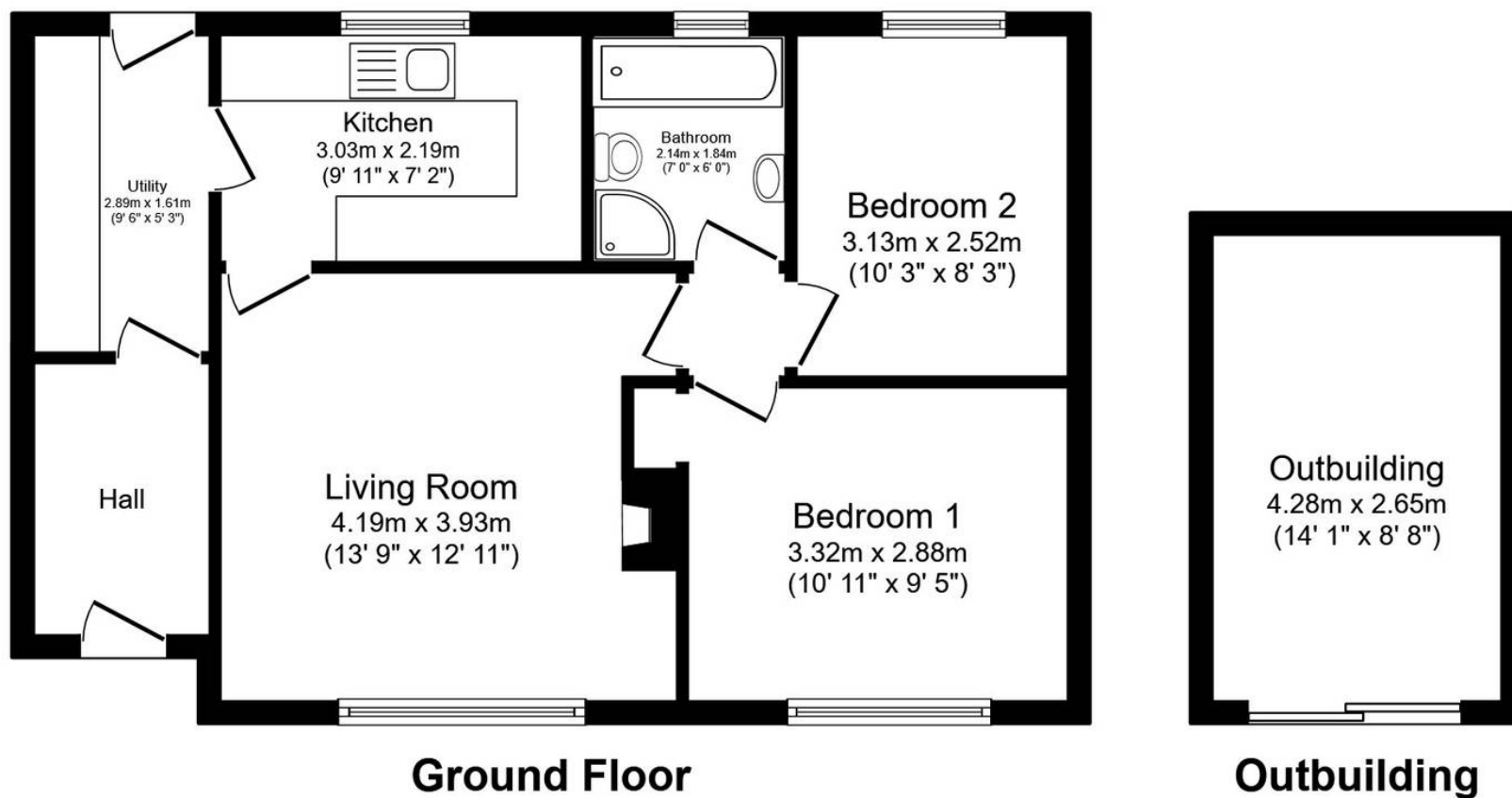
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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 £250 if you use their services.

Anti-Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks







Total floor area 68.3 sq.m. (735 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Newton Fallowell Grantham

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