



7 Kenilworth Road,  
Grantham. NG31 9TX



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**£227,500**

- Modern Detached House
- Kitchen/Dining Room
- Conservatory
- Well Proportioned Lounge
- Three Bedrooms
- Garage and Driveway
- Private Rear Garden
- Popular Estate
- Close To Edge Of Town
- Freehold – EPC: Rating D





A modern detached house situated in a popular residential area close to the eastern edge of the town and offered for sale with NO ONWARD CHAIN. The property offers well planned accommodation briefly comprising as follows: Entrance hall, living room, kitchen/dining room, conservatory, THREE BEDROOMS and a refitted shower room/WC. There is gas fired central heating with a combination boiler and UPVC double glazing as well as a detached brick built garage with a workshop area, block paved driveway and an enclosed rear garden.

## ACCOMMODATION

### ENTRANCE LOBBY

With uPVC half glazed entrance door, laminate floor, radiator and cloaks hanging space.

### LOUNGE

4.22m x 5.23m (13'10" x 17'2")

With uPVC double glazed bow window to the front elevation, vertical radiator, coving and stairs off to the first floor.

### KITCHEN/DINING ROOM

2.57m x 5.23m (8'5" x 17'2")

Containing a range of base cupboards, working surfaces and wall cupboards, inset stainless steel sink and drainer, integrated oven and hob with extractor over, space and plumbing for washing machine, vertical radiator, tiled splashbacks, tiled floor, coving, uPVC half glazed door to the side, uPVC double glazed French doors to the conservatory.



## CONSERVATORY

2.13m x 2.74m (7'0" x 9'0")

Of uPVC construction with a tiled floor.

## FIRST FLOOR LANDING

Having uPVC double glazed window to the side aspect, built-in cupboard containing gas fired combination boiler, loft hatch with drop down ladder to boarded roof space.

## BEDROOM 1

3.3m x 3.66m (10'10" x 12'0")

With uPVC double glazed window to the front elevation, built-in wardrobes, radiator and coving.

## BEDROOM 2

2.57m x 2.92m (8'5" x 9'7")

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

## BEDROOM 3

2.26m x 2.41m (7'5" x 7'11")

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

## SHOWER ROOM

1.65m x 2.18m (5'5" x 7'2")

Re-fitted with a large shower cubicle, pedestal wash basin and low level WC., fully tiled walls, tiled floor, heated towel rail and having uPVC obscure double glazed window to the rear elevation.

## OUTSIDE

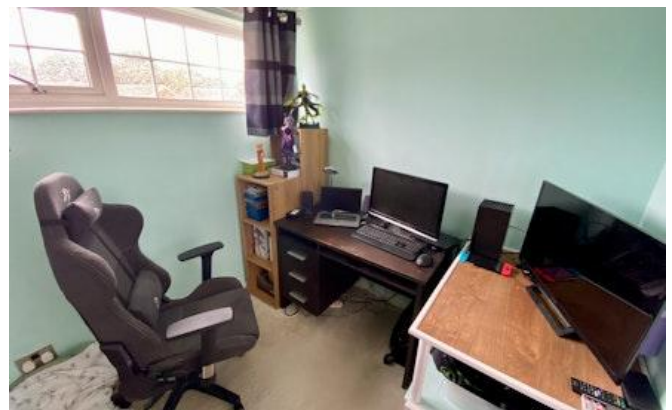
The property stands behind an open plan front garden laid to lawn and a block paved driveway gives off-road parking and leads to a gated covered access to the rear garden beyond. The rear garden is of a useful size and is laid generally to lawn with fencing to the boundaries. There is also an outside garden tap.

## GARAGE

3m x 6.48m (9'10" x 21'4") maximum measurements.

Having a useful workshop space to the rear with fitted cupboards, an up-and-over door, half glazed personal door to the side and window to the rear, light and power connected.





## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band C.

## DIRECTIONS

From High Street continue onto Watergate following the one-way system onto Broad Street and left onto Brook Street. At the Manthorpe Road traffic lights turn right onto Belton Lane and continue along taking the right turn onto Harrowby Lane. Follow the road over the roundabout eventually taking the right turn onto Kenilworth Road and the property is on the left-hand side.

## GRANTHAM

There are local amenities on Harrowby Lane including a Tesco Express, a primary school close by and local bus service running along Kenilworth Road.

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.

## 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.

For more information please call in the office or telephone 01476 591900.



# Floorplan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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