



11 Wentworth Drive, Grantham
£185,000

 **NEWTON FALLOWELL**

11 Wentworth Drive

Grantham

Modern two-bedroom end terrace on a corner plot with off-road parking, generous garden, conservatory, updated kitchen and bathroom, plus outside store. Ideal for first-time buyers.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Beautifully Presented Home
- Spacious Lounge
- Conservatory / Dining Room
- Large Corner Plot
- Outside Store + Large Shed
- Modern Decor Throughout
- Family Bathroom
- Two Bedrooms
- Close To Local Amenities
- Council Tax Band: A





GRANTHAM

There is a local bus service available, with a bus stop to town close-by and also a convenience store and fish and chip shop on Sunningdale. 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

5' 4" x 7' 6" (1.63m x 2.28m)

KITCHEN

9' 9" x 6' 8" (2.96m x 2.03m)

LOUNGE

14' 6" x 12' 5" (4.42m x 3.78m)

CONSERVATORY

9' 6" x 8' 11" (2.90m x 2.72m)

FIRST FLOOR LANDING

BEDROOM ONE

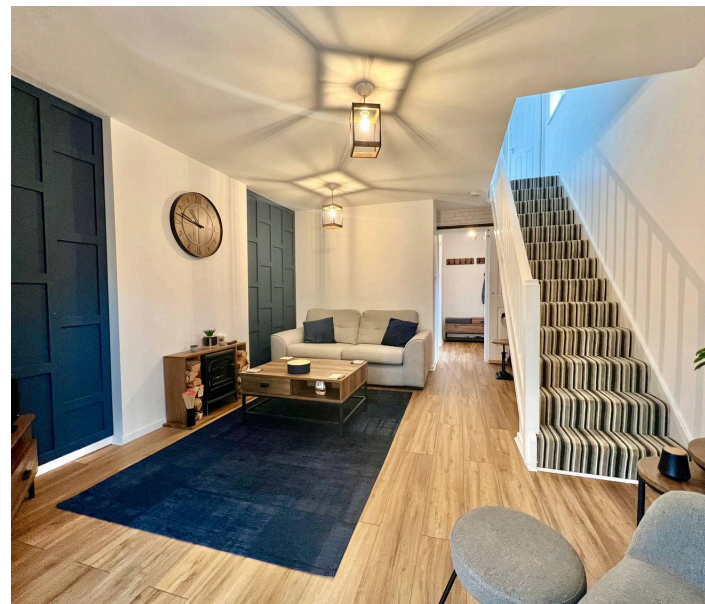
12' 4" x 11' 3" (3.77m x 3.42m)

BEDROOM TWO

13' 3" x 6' 0" (4.03m x 1.82m)

FAMILY BATHROOM

6' 1" x 6' 1" (1.85m x 1.85m)





SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

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.

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 .





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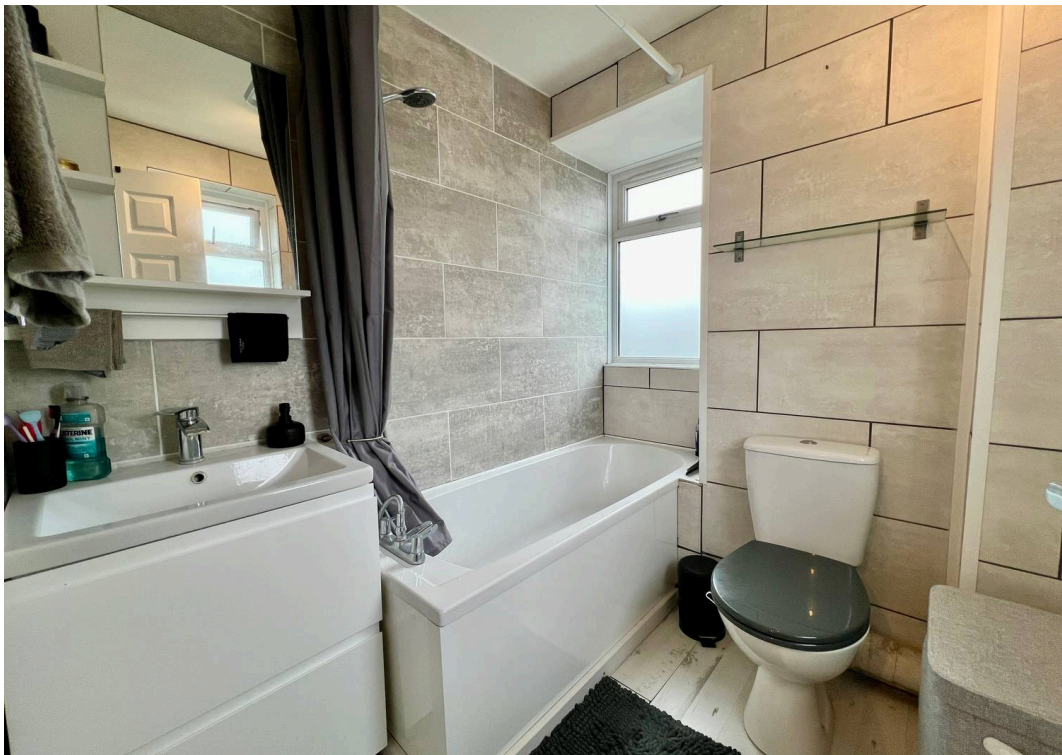
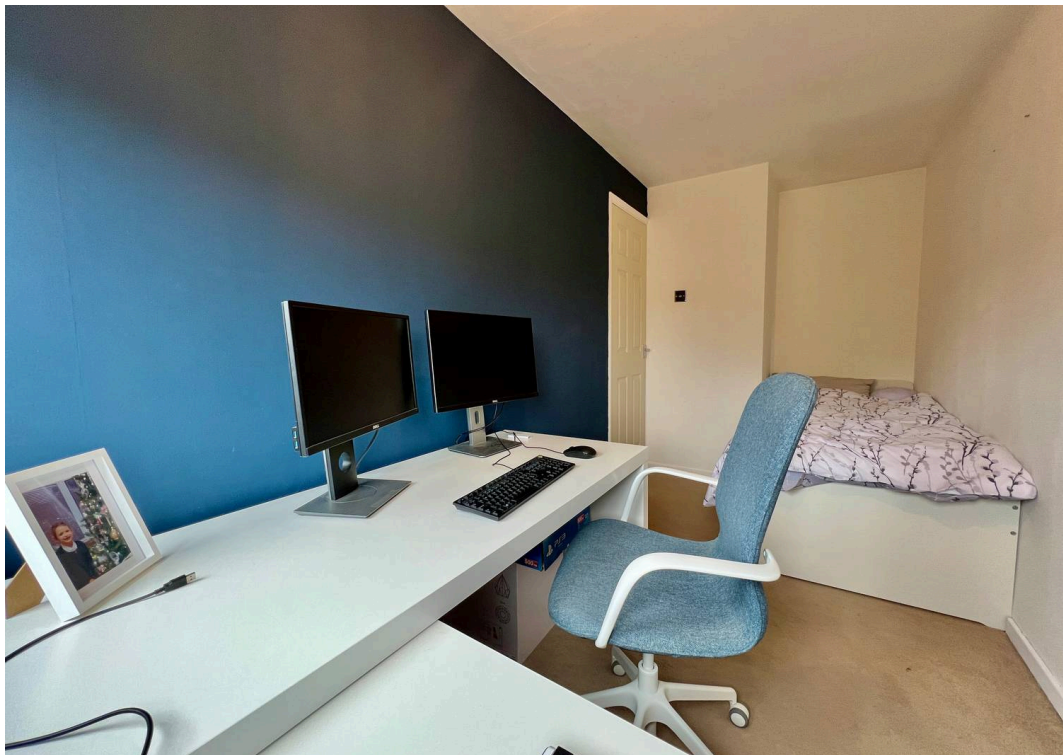
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Anti-Money Laundering Checks

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







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.
Made with Metropix 5/2020

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