



8 Peveril Place, Grantham  
£170,000

 **NEWTON FALLOWELL**

## 8 Peveril Place

Grantham, Grantham

Modern 2-bed home on Barrowby Edge with spacious lounge/diner, kitchen, parking for 2 cars, rear garden, gas central heating, and double glazing. Guide price £170,000-£175,000.

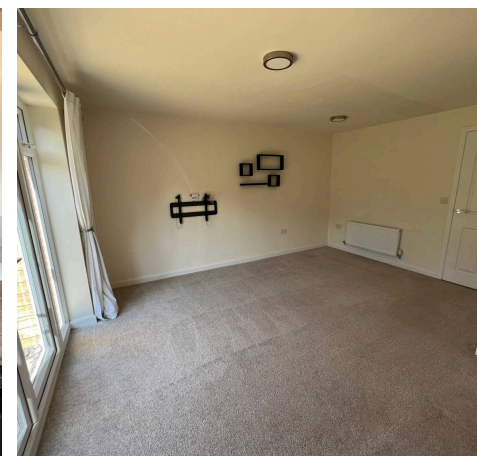
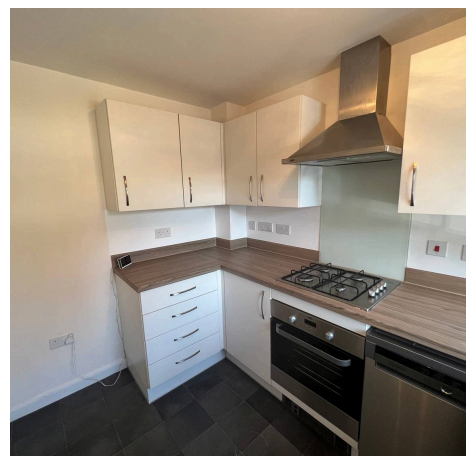
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Achieving £900 Per Month Rental
- End-Terrace Property
- Fitted Kitchen
- Popular Location Of Barrowby Edge
- Close To Local Amenities
- Two Double Bedrooms
- Well-Presented Throughout
- Lounge / Dining Room
- EPC Rating: B
- Fantastic Transport Links





## ACCOMMODATION

### ENTRANCE HALL

With storm porch over the front entrance door which has a transom window over, stairs rising to the first floor landing, fitted carpet and radiator.

### CLOAKROOM

4' 9" x 2' 11" (1.46m x 0.89m)

With uPVC obscure double glazed window to the side aspect, corner wash basin with tiled splashback, close coupled WC and radiator.

### KITCHEN

10' 6" x 6' 8" (3.19m x 2.03m)

A fitted kitchen with eye and base level units, work surfacing, inset one and a half bowl stainless steel sink and drainer, inset 4-ring gas hob with glass splashback, oven beneath and stainless steel chimney style extractor over, space and plumbing for washing machine and dishwasher, space for upright fridge freezer, vinyl flooring, wall mounted gas fired boiler set within cupboard and uPVC double glazed window to the front aspect.

### LOUNGE/DINING ROOM

13' 7" x 14' 2" (4.15m x 4.31m)

With uPVC double glazed French doors to the rear, uPVC double glazed full height panels and windows to either side, two radiators, under stairs storage cupboard and fitted carpet.

### FIRST FLOOR LANDING

With fitted carpet.

### BEDROOM 1

13' 8" x 8' 8" (4.16m x 2.65m)

Having two uPVC double glazed windows to the rear aspect, fitted wardrobes, radiator and fitted carpet.

### BEDROOM 2

10' 7" x 8' 6" (3.22m x 2.58m)

Having two uPVC double glazed windows to the front aspect, two built-in wardrobes, radiator and fitted carpet.



## FAMILY BATHROOM



## **BEDROOM 2**

10' 7" x 8' 6" (3.22m x 2.58m)

Having two uPVC double glazed windows to the front aspect, two built-in wardrobes, radiator and fitted carpet.

## **FAMILY BATHROOM**

6' 6" x 5' 7" (1.98m x 1.69m)

Having a white 3-piece suite comprising panelled bath with shower over, fully tiled wall and glazed shower screen, pedestal washbasin with tiled splashback and close coupled WC., extractor fan, radiator and vinyl flooring.

## **SERVICES**

Mains water, gas, electricity and drainage are connected.

## **COUNCIL TAX**

The property is in Council Tax Band A.

## **DIRECTIONS**

From High Street continue on to Watergate proceeding over the roundabout adjacent to Asda on to Barrowby Road (A52). Continue to the roundabout and take the right turn onto Pennine Way. Take the first left turn on to Knaresborough Drive, left on to Peveril Place and the property is on the right-hand side.

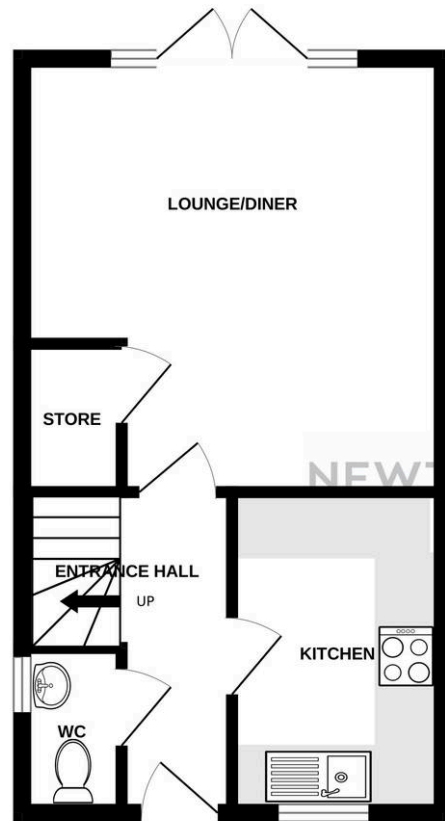
## **AGENTS NOTE**

The property is currently tenanted - Photographs taken when the property was empty. 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.

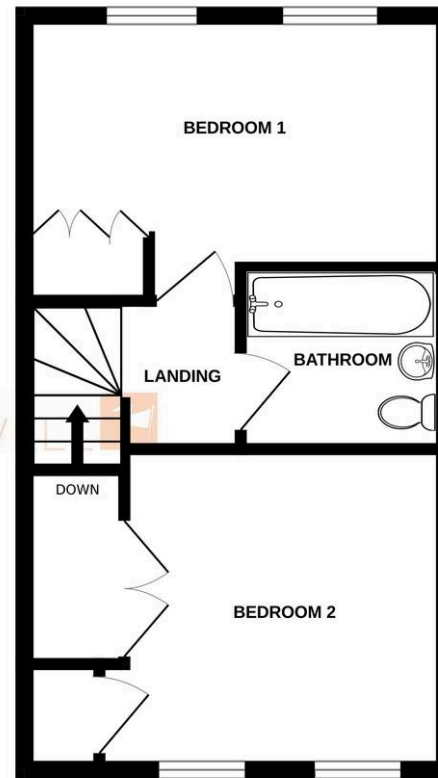




GROUND FLOOR



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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# Newton Fallowell Grantham

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