43 Langford Gardens, Grantham

£240,000

NEWTON FALLOWELL

43 Langford Gardens

Grantham

Well-presented three-storey townhouse near Grantham centre, with 3 bedrooms, 3 bathrooms, garage, parking, garden, and no chain. Close to schools, station, and local amenities.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Popular Residential Area
- Short Walk To Grantham Hospital
- Fantastic Links To Local Amenities
- Three Bedrooms
- Kitchen / Diner & Lounge
- No Onward Chain
- Two En-Suites + Shower Room
- Ample Storage
- Integral Garage + Driveway Parking
- Neutral Decor

GRANTHAM

The property is within walking distance of local amenities, the town centre and 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.

ENTRANCE HALL

INTEGRAL GARAGE

INNER HALLWAY

SHOWER ROOM

UTILITY ROOM

BEDROOM THREE / OFFICE

FIRST FLOOR LANDING

KITCHEN / DINER

LOUNGE

SECOND FLOOR LANDING

BEDROOM ONE

EN-SUITE Bath

BEDROOM TWO

EN-SUITE

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.

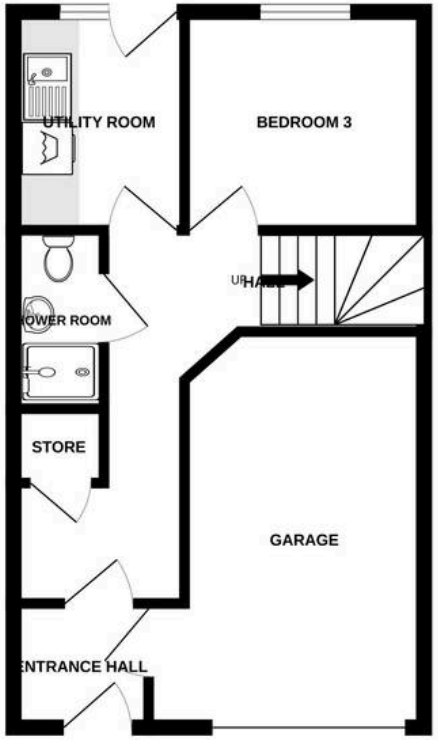
ANTI MONEY LAUNDERING CHECKS

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

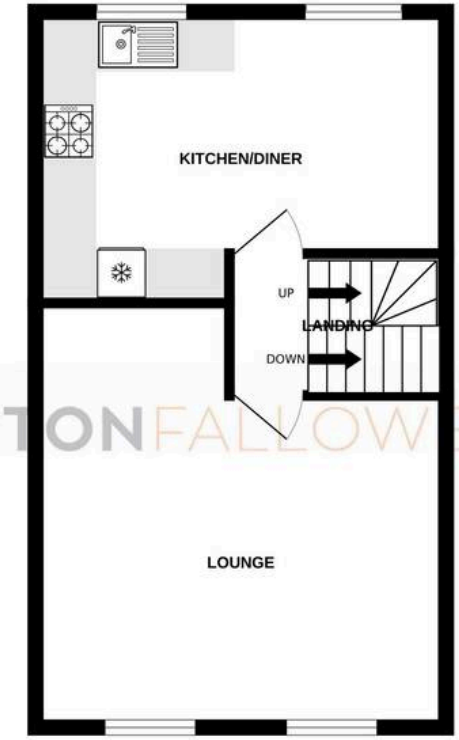
PHOTO ENHANCEMENT

Please note that AI technology has been used to digitally tidy and enhance the appearance of this room for marketing purposes. No structural alterations have been made, and the images are intended to provide an indication of the room's presentation and layout.

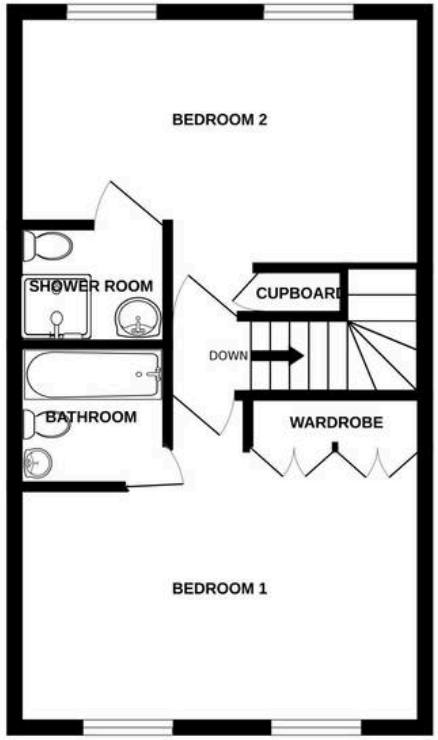
GROUND FLOOR



1ST FLOOR



2ND 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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