



20 Truro Close, Grantham
£170,000

 **NEWTON FALLOWELL**

20 Truro Close

Grantham

Modern 2-bed semi in Barrowby Gate with spacious heated conservatory, off-road parking, 3 sheds, low-maintenance garden, gas central heating, and double glazing. Ideal for first time buyers.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Immaculate Semi Detached House
- End Cul De Sac Position
- Popular Barrowby Gate Area
- Kitchen and Living Room
- Good Sized Conservatory
- Two Bedrooms
- Bathroom/WC
- Attractive Gardens
- Driveway Parking
- Energy Rating D





OPEN STORM PORCH

KITCHEN

12' 7" x 9' 9" (3.83m x 2.98m)

Fitted with light coloured units comprising base cupboards, working surfaces and wall cupboards, inset one and a half bowl stainless steel sink and drainer, integrated gas hob with oven beneath and extractor over, space and plumbing for washing machine, tiled floor, tiled splashbacks, space for upright fridge freezer, wall mounted Ideal gas fired boiler, uPVC entrance door, uPVC double glazed window to the front elevation. Staircase also rising to the first floor landing with under stairs storage cupboard beneath.

LOUNGE

15' 7" x 12' 7" (4.75m x 3.83m)

Having built-in cupboard, feature fireplace with Living Flame fire within, coving, thermostat, laminate floor and uPVC double glazed French doors to the conservatory.

CONSERVATORY

10' 9" x 8' 11" (3.27m x 2.73m)

A generous sized conservatory of dwarf brick wall and uPVC double glazed construction with a panelled roof, uPVC double glazed French doors to the garden and radiator.

FIRST FLOOR LANDING

BEDROOM 1

8' 2" x 12' 8" (2.50m x 3.85m)

Approximate maximum measurements into wardrobes. With uPVC double glazed window to the rear aspect, a fullwidth range of fitted wardrobes with sliding doors, laminate floor, coving and radiator.

BEDROOM 2

8' 2" x 12' 8" (2.49m x 3.85m)

Maximum measurements. With uPVC double glazed window to the front aspect, laminate floor, fitted cupboards, drawers and dressing table, over stairs cupboard, open hanging cupboard and radiator.





BATHROOM

7' 3" x 6' 5" (2.21m x 1.95m)

With uPVC obscure double glazed window to the side aspect, a white suite comprising panelled bath with electric shower over, pedestal wash handbasin and low level WC., ladder style radiator, electric fan heater, recessed shelving, laminate flooring, complimentary tiling and shaver point.

OUTSIDE

The property stands behind a gravelled front garden with brick retaining wall and a block paved driveway providing ample off-road parking. There is a useful external brick built store adjacent to the front door, an outside tap and gated side access where there are three useful garden sheds and an attractive rear garden which has been hard landscaped for ease of maintenance and includes block paving, a circular gravelled area and a lawn with astroturf type covering.

COUNCIL TAX

The property is in Council Tax Band A.

SERVICES

Mains water, gas, electricity and drainage are connected.

GRANTHAM

The property is situated in a convenient position with easy access to town and also has the benefit of a local bus service close by. There are also shops available nearby on Barrowby Gate including a Tesco convenience store and pharmacy as well as the Poplar Farm Primary School off the Barrowby Edge development further along Barrowby Road. The property is ideally situated for access along the A52 to Nottingham and for access on to the A1 north. Grantham offers amenities including several supermarkets, excellent grammar schools and main line railway station to London King's Cross in approximately 70 minutes.





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

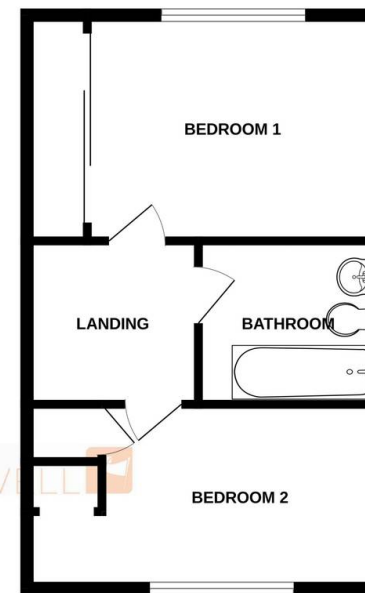
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GROUND FLOOR



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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