

21 Ormonde Close, Grantham

£190,000

NEWTON FALLOWELL

21 Ormonde Close

Grantham

A modern 3-bed terraced house near school and station. 2 bathrooms, cloakroom, lounge, kitchen/diner, new flooring, garden, two parking spaces. Vacant, no chain. Ideal first home or buy to let.
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

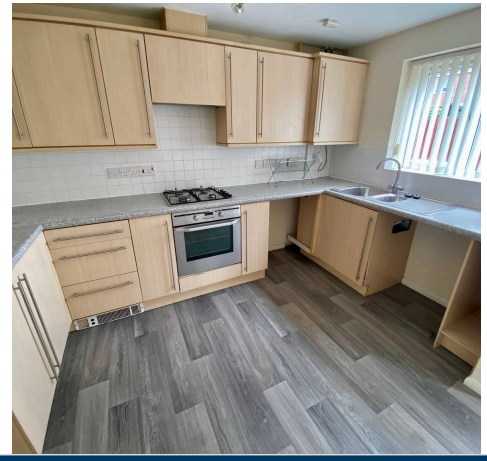
EPC Environmental Impact Rating: C

- David Wilson Built House
- Popular Brambles Estate
- Walking Distance of Railway Station
- Hall and Cloakroom
- Kitchen/Dining Room
- Separate Lounge
- Three Bedrooms
- Two Bathrooms
- Two Parking Spaces and Gardens
- Vacant Possession and No Chain



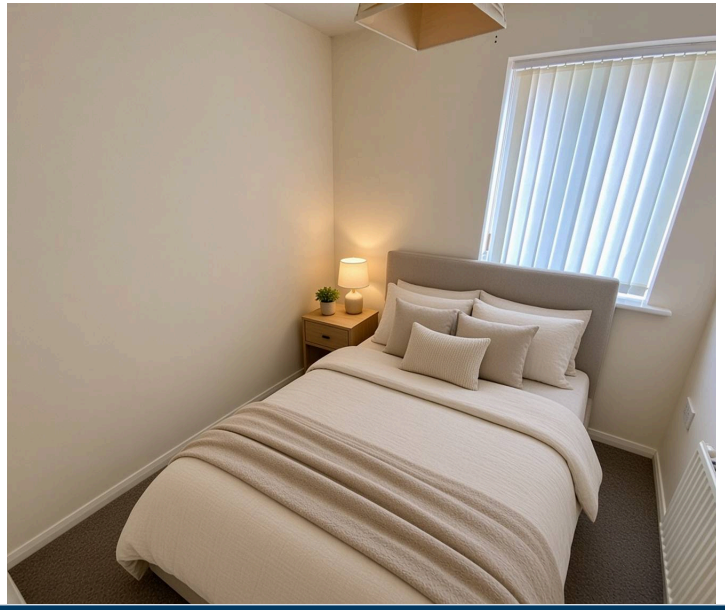












ENTRANCE HALL
Entrance door from front elevation, radiator and electric consumer unit.

CLOAKROOM
With low level WC, wash basin and radiator. Extractor fan.

LOUNGE
13' 10" x 12' 0" (4.21m x 3.65m)
Two Upvc windows to front elevation, laminate floor and radiator.

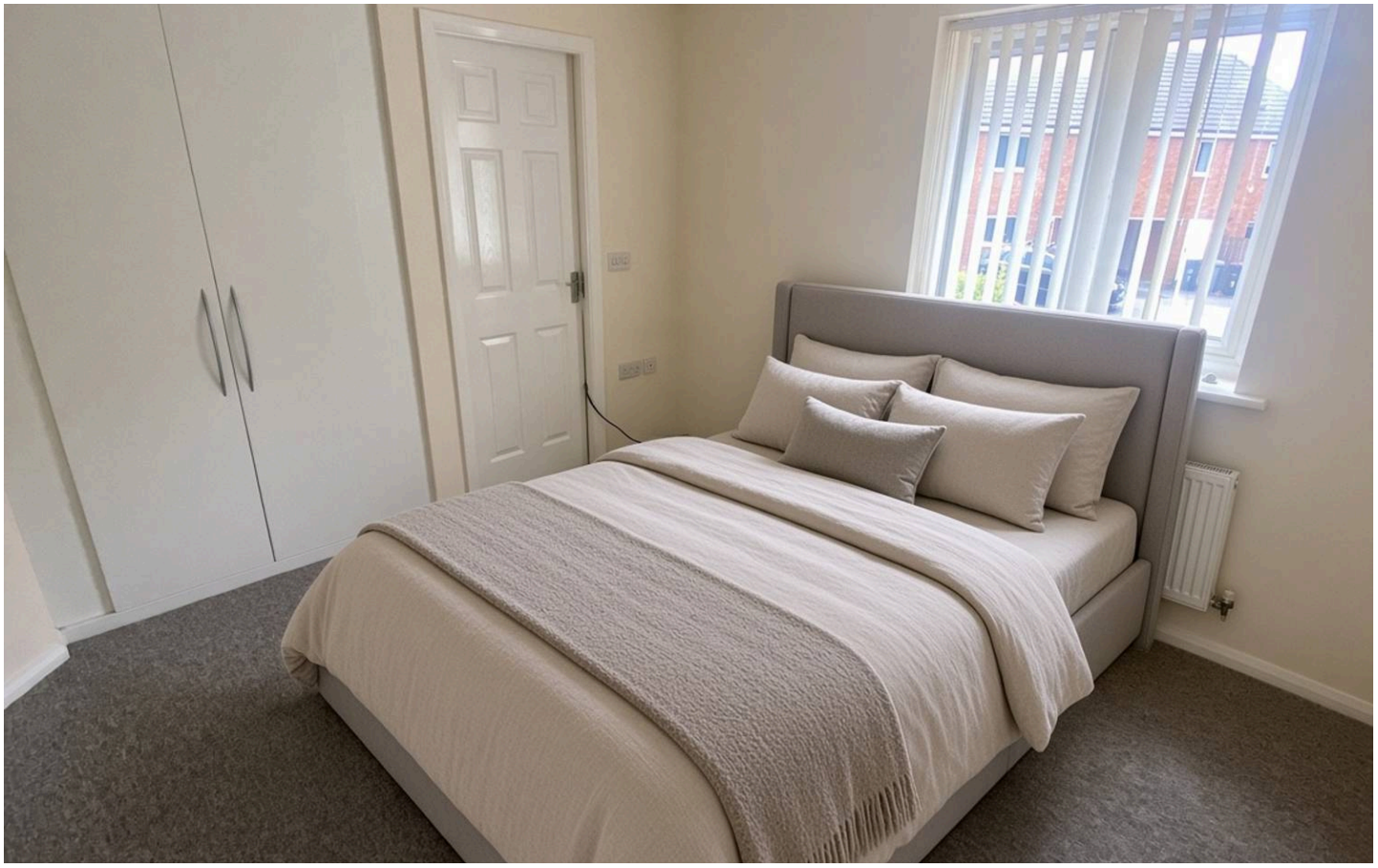
KITCHEN/DINING ROOM
15' 10" x 11' 7" (4.83m x 3.52m)
Maximum measurements. Fitted to include a range of base cupboards with working surfaces over and matching wall cupboards. Inset one and a half bowl stainless steel sink with mixer tap, integrated oven and hob with fan over, tiled splash backs, radiator and plumbing for automatic washing machine. Upvc window and French doors to garden. Recent new vinyl flooring.

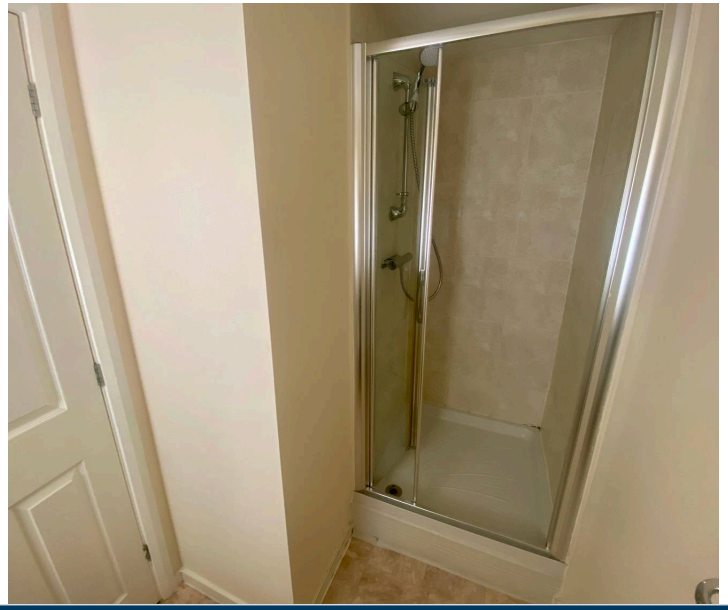
LANDING
Built in cupboard containing hot water cylinder and loft hatch to roof space.

BEDROOM 1
10' 10" x 9' 9" (3.29m x 2.96m)
Built in double wardrobe and Upvc window to rear elevation. Radiator.

EN SUITE SHOWER ROOM
9' 1" x 4' 11" (2.76m x 1.49m)
With shower cubicle, pedestal wash basin and low level WC. Shaver socket, extractor fan and radiator. Tiling to wet areas. Window to rear.

BEDROOM 2
10' 8" x 8' 1" (3.24m x 2.47m)
Upvc window to front and radiator.







BEDROOM 3

7' 3" x 7' 1" (2.21m x 2.15m)

Upvc window to front elevation and radiator.

BATHROOM

8' 1" x 5' 10" (2.47m x 1.77m)

Containing a white suite of paneled bath with shower attachment over, pedestal wash basin and low level WC. Shaver point extractor fan, radiator and complimentary tiling to wet areas.

GRANTHAM

The property is within walking distance of Huntingtower Primary School (Academy) and also the town's Station via a nearby underpass. 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.

SERVICES

Mains water, gas, electricity and drainage are connected. The property has gas fired central heating.







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.

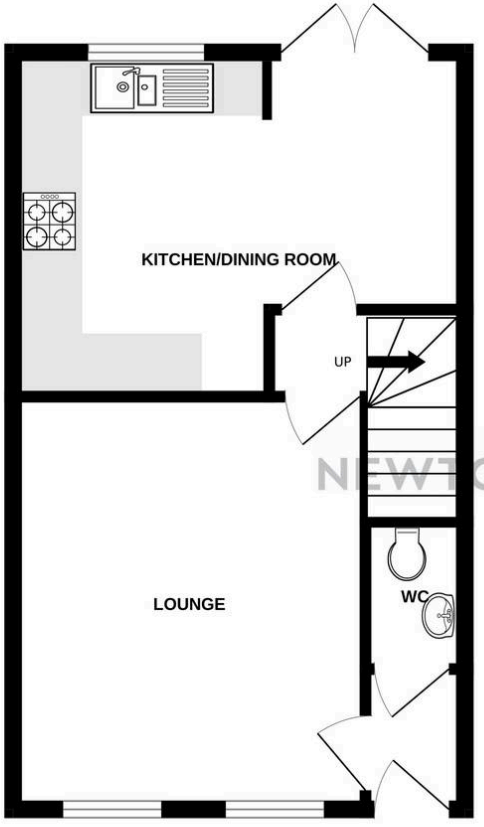
AGENTS NOTE

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 been tested and prospective purchasers should rely on their own enquiries in this respect. AI-generated furniture has been added to some photographs to help illustrate the potential layout and use of the rooms.

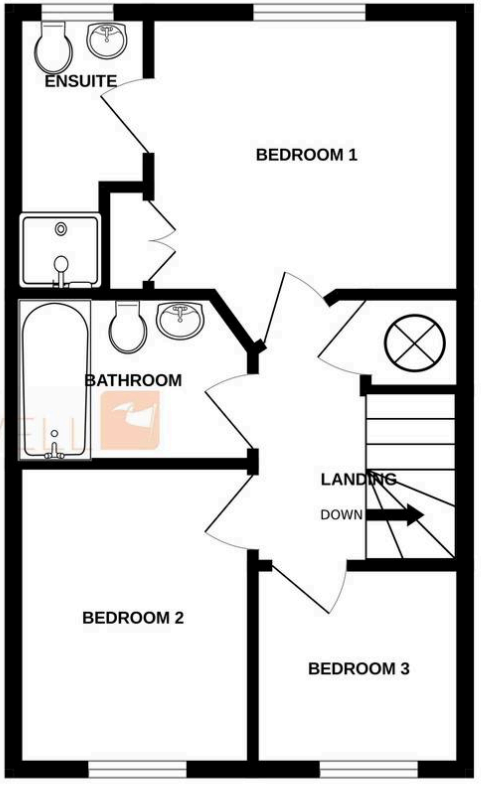
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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on 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

GROUND FLOOR



1ST FLOOR



NEWTONFALLOWELL

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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