



Flat 5, 26 Beacon Lane,
Grantham. NG31 9DF



£185,000

- Duplex Apartment
- First Floor
- Characterful Conversion
- Lounge & Kitchen
- Two Double Bedrooms
- Two En-suite Bathrooms
- Two Allocated Parking Spaces
- Thoroughly Modernised In Major Renovation
- Leasehold
- EPC: Rating C



An elegant First Floor Duplex Apartment in this delightful late Victorian building which is within walking distance to the town centre. The property has been thoroughly modernised in a major renovation carried out at great expense. Comprising: Grand communal entrance, Entrance Hall, Sitting Room, Kitchen/Dining Room with integral dishwasher, washing machine and separate fridge freezer. Separate W.C. Master Bedroom with 4-piece en-suite to the first floor, Bedroom 2 to the second floor with 3-piece en-suite. Roof Terrace. The property benefits from double glazing, gas fired central heating and an alarm. Outside there is secure allocated parking for 2 vehicles and lovely south facing communal gardens.

ACCOMMODATION

COMMUNAL ENTRANCE

An imposing communal entrance with stairs rising to the first floor.

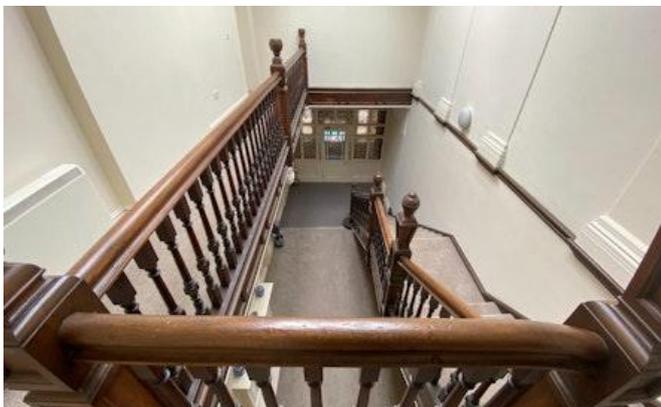
FIRST FLOOR LANDING

ENTRANCE HALL

With storage cupboard, stairs rising to the second floor landing, radiator and doors to:

CLOAKROOM

With wash handbasin and low level WC.



KITCHEN/ DINING ROOM

5.48m x 2.76m (18'0" x 9'1")

With powder coated aluminium double glazed window to the side aspect, finished with a modern range of eye and base level units, roll edge work surfacing, tiled splashbacks, space for full height fridge freezer, integrated eye level oven, 5-ring AEG hob with stainless steel extractor over, integrated dishwasher and washer-dryer, one and a half bowl stainless steel sink and drainer with industrial style mixer tap over, radiator and door to:

LOUNGE

5.48m x 3.73m (18'0" x 12'2")

With powder coated aluminium double glazed window to the front and side aspect, two radiators.

BEDROOM 1

4.13m x 3.51m (13'6" x 11'6")

With powder coated aluminium double glazed window to the side aspect, radiator and door to:

EN SUITE BATHROOM

3.13m reducing to 2.45m x 2.36m (10'3" reducing to 8'0" x 7'7")

Having powder coated aluminium obscure double glazed window to the side aspect, chrome effect heated towel radiator, storage cupboard, ceiling spotlighting and a 4-piece suite comprising panelled bath, glazed shower cubicle, close coupled WC and pedestal wash handbasin all having tiled splashbacks.

SECOND FLOOR LANDING

With powder coated aluminium double glazed window to the side aspect, storage cupboard, door to further bedroom, powder coated aluminium double glazed window to the rear and door onto a roof terrace.

BEDROOM 2

Bedroom Area

3.78 maximum x 3.56m (12'4" x 11'8")

With powder coated aluminium double glazed window to the side aspect, Velux style roof window to the opposite side roof elevation, radiator and open to:

Study/Dressing Area

2.56m x 2.81m (8'5" x 9'2")

With a Velux style roof window to the side elevation, radiator and door to:



EN SUITE BATHROOM

2.57m x 2.37m (8'5" x 7'10")

Having Velux style skylight window to the side elevation, 3-piece suite comprising panelled bath with tiled splashbacks and shower over, close coupled WC and pedestal wash handbasin

ROOF TERRACE

Provides a quiet and private outside sitting space with room for plants.

OUTSIDE

The property stands within substantial grounds with beautifully manicured communal gardens and ALLOCATED PARKING for 2 cars within the communal carpark. There is also visitor parking available.

SERVICES

Mains water, gas, electricity and drainage are connected.

LEASE & SERVICE CHARGES

The property will be sold on a new 999 year lease. There is no ground rent. Service charge will be £1,640 per year.

DIRECTIONS

From High Street proceed south taking the left turn at the traffic lights on to Avenue Road. Continue on to Stonebridge Road, over the traffic lights on to Beacon Lane. The property is on the right-hand side just before the turning for Woodlands Drive.

GRANTHAM

The property is situated convenient for town, Kesteven & Grantham Girls' School and local bus service. 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.

AGENT'S 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, not maximum measurements.

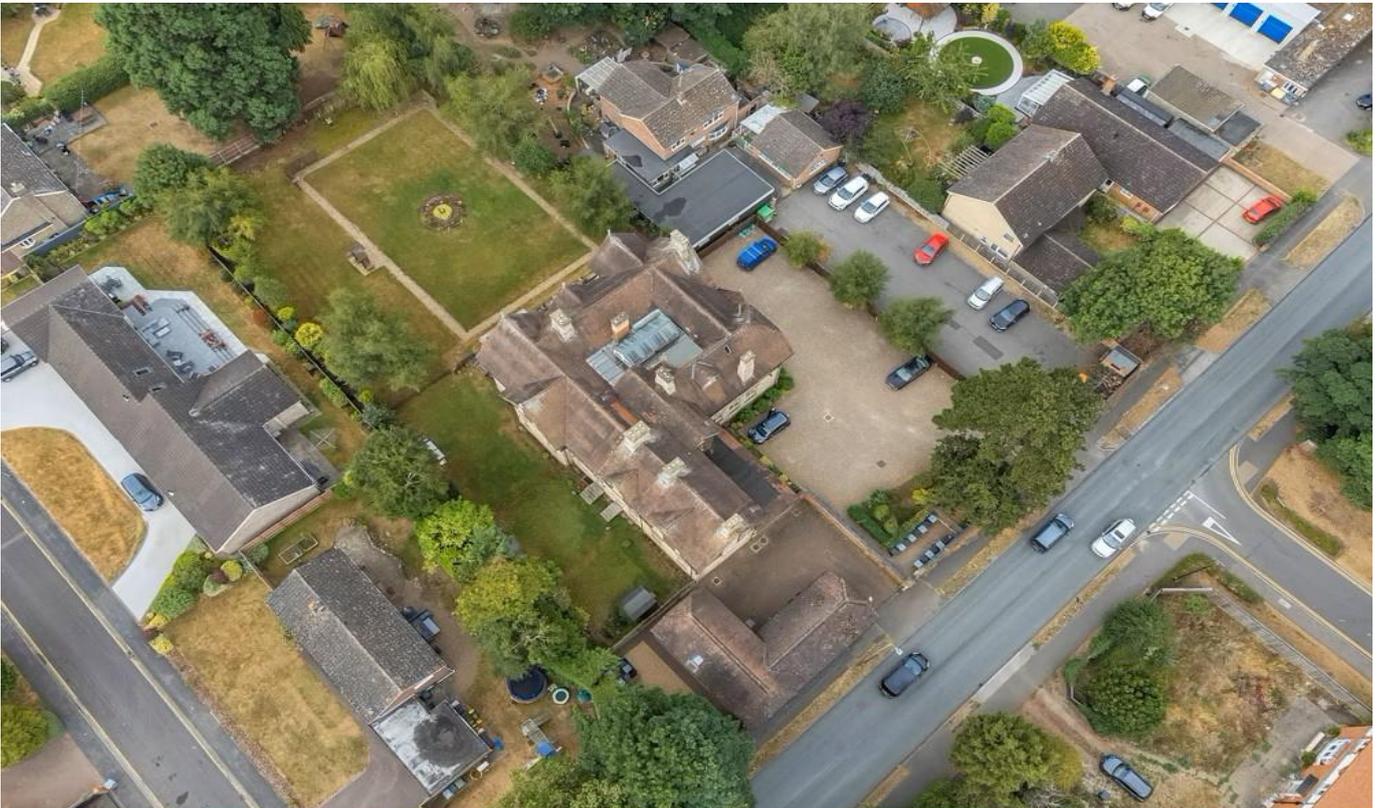
All services and appliances have not and will not be tested.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Lifetime Legal, at a cost of £45 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.

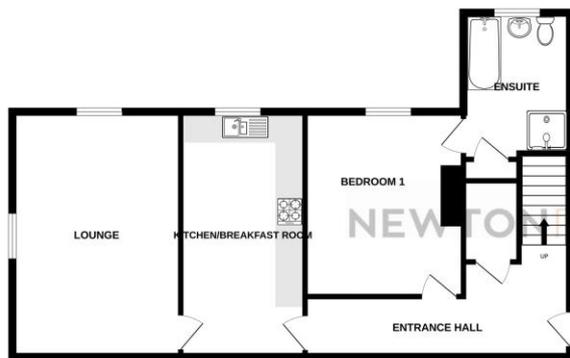
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For more information please call in the office or telephone 01476 591900.

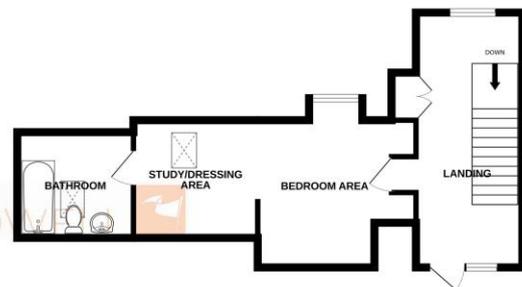


Floorplan

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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