



8 Stathern Walk, Grantham
£175,000

 **NEWTON FALLOWELL**

8 Stathern Walk

Grantham, Grantham

Beautiful 3-bed end-terrace with spacious lounge, kitchen diner, cloakroom, gardens front and rear, gas central heating, close to amenities and schools. Council Tax Band A.

Viewing advised.

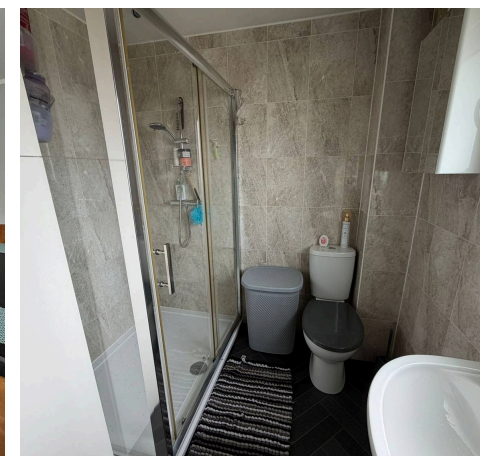
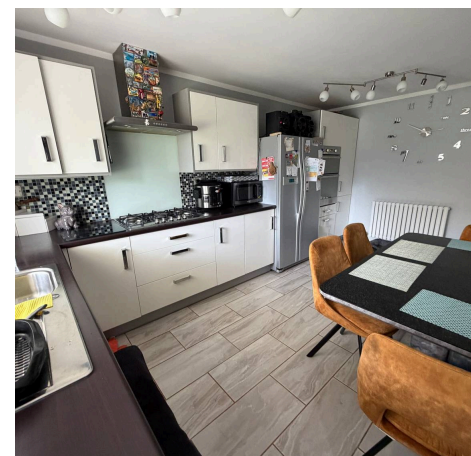
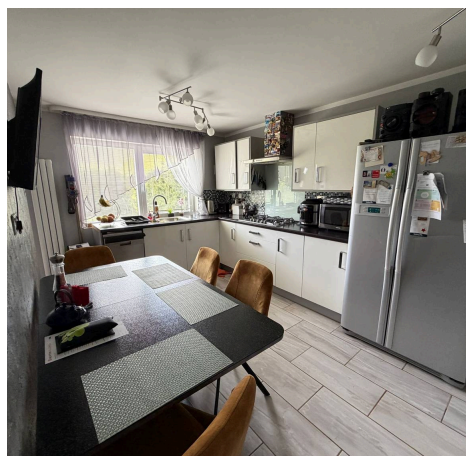
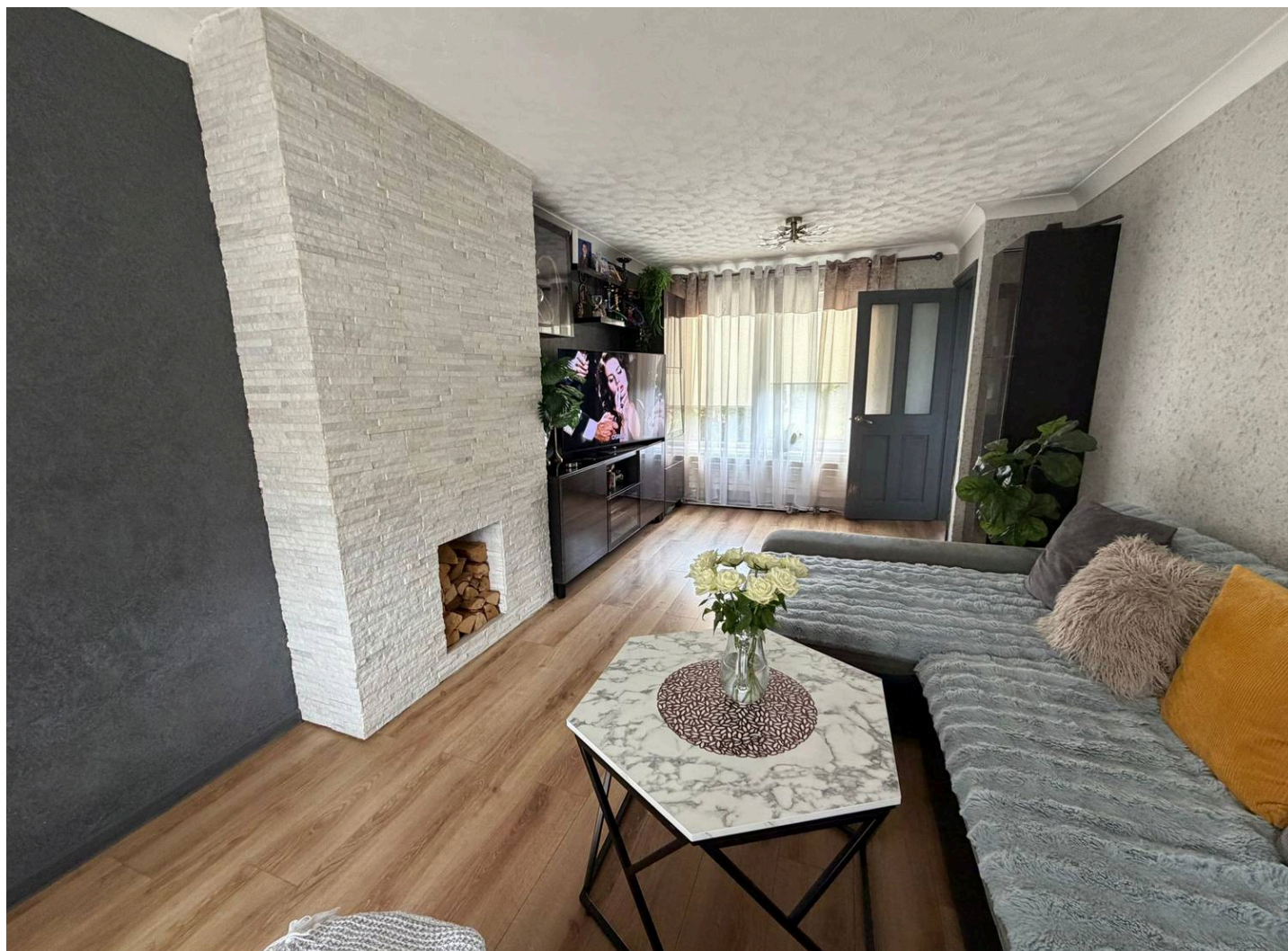
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Beautifully Presented Throughout
- Three Bedrooms
- End-Terrace Home
- Gas Central Heating
- Close To Local Amenities
- Council Tax Band: A
- Viewing Highly Advised
- Lounge + Dining Room
- Cloakroom + Bathroom
- Front & Rear Garden





Entrance Hall

Lounge

10' 5" x 19' 4" (3.17m x 5.89m)

Kitchen Diner

9' 5" x 15' 8" (2.86m x 4.78m)

WC

Bedroom 1

10' 5" x 12' 9" (3.18m x 3.89m)

Bedroom 2

9' 5" x 12' 8" (2.88m x 3.85m)

Bedroom 3

10' 7" x 6' 9" (3.22m x 2.06m)

Shower Room

8' 7" x 4' 8" (2.62m x 1.43m)

External Store / Utility Room

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.

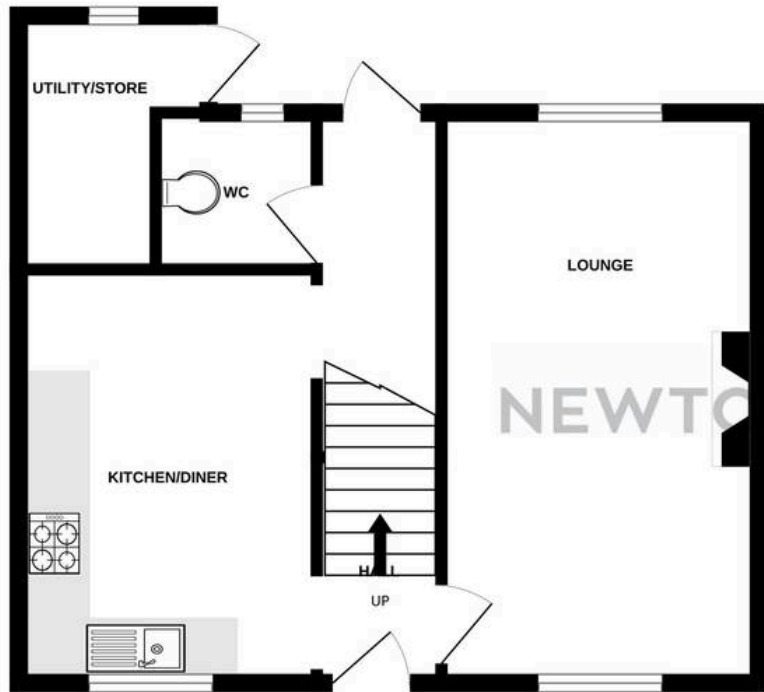
AGENTS NOTE

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

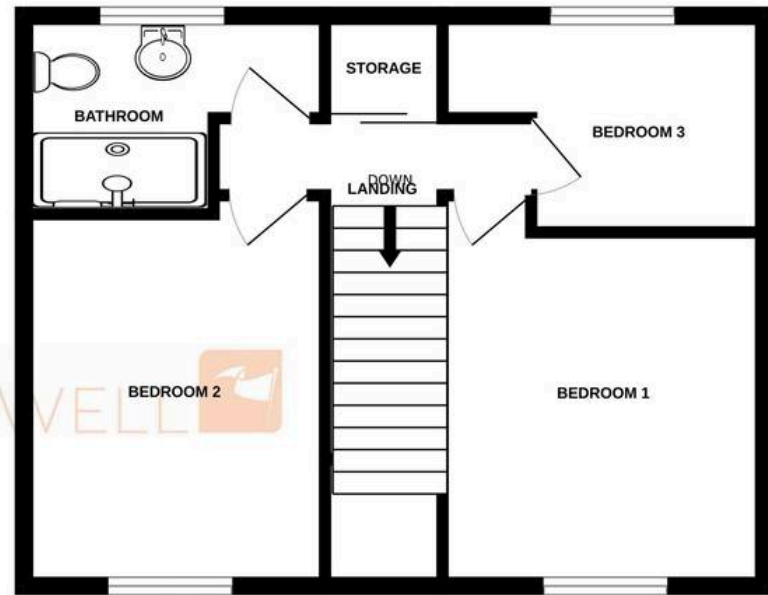




GROUND FLOOR



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

Newton Fallowell, 68-69 High Street - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/