



25 Wellfield Close, South Witham

Guide Price £290,000

 **NEWTON FALLOWELL**

## 25 Wellfield Close

South Witham, Grantham

Immaculate three-bed detached former show home with solar panels, modern kitchen, conservatory, garage, ample parking, and private garden in a cul-de-sac. Excellent transport links.

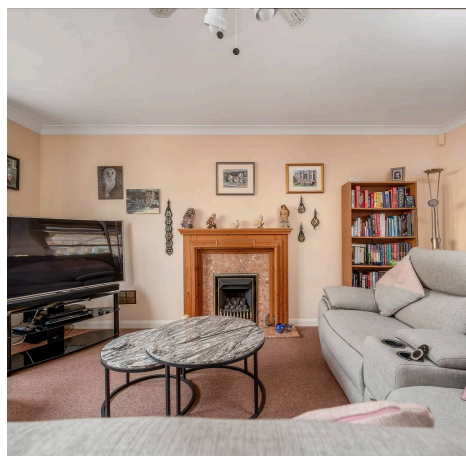
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B

- Stunning Detached Home
- Former Show Home
- EPC Rating: A - Highly Energy Efficient
- Three Reception Rooms
- Private Rear Garden
- Three Generous Bedrooms
- Owned Solar Panels
- Resin Driveway + Garage With Electric Door
- Fantastic Links To Amenities + A1
- Popular Village





#### ENTRANCE HALL

With part glazed entrance door, stairs off to the first floor, radiator and fitted carpet.

#### LOUNGE

14' 8" x 15' 11" (4.47m x 4.86m)

Having uPVC double glazed window to the front aspect, radiator, fitted carpet, ceiling light with fan, under stairs storage cupboard, double doors to the dining room and fireplace.

#### DINING ROOM

9' 3" x 11' 2" (2.83m x 3.41m)

With uPVC double glazed sliding patio door to the conservatory, radiator and fitted carpet.

#### CONSERVATORY

8' 1" x 7' 2" (2.46m x 2.18m)

Of brick dwarf wall construction with uPVC double glazed units above and an insulated roof, electric radiator, tiled flooring and French doors to the side.

#### KITCHEN

7' 10" x 12' 2" (2.39m x 3.72m)

With uPVC double glazed window to the rear aspect, modern eye and base level units including opaque fronted cupboards and drawers and roller shutter door style, work surfacing with inset sink and drainer, tiling to walls, tiled flooring, induction hob with wide stainless steel chimney style extractor over, built-in double electric oven, space and plumbing for washing machine and dishwasher and down lighting.

#### UTILITY ROOM

5' 11" x 6' 9" (1.81m x 2.06m)

With half obscure double glazed door to the rear, eye and base level units, space for upright fridge freezer, pantry cupboard, work surfacing with space beneath for appliance, space for washing machine, tiling to walls and tiled floor.





#### **CLOAKROOM**

2' 5" x 6' 9" (0.73m x 2.07m)

With uPVC obscure double glazed window to the side aspect, wash basin with vanity storage beneath, low level WC., fully tiled walls and radiator.

#### **FIRST FLOOR LANDING**

Having storage cupboard and fitted carpet.

#### **BEDROOM ONE**

10' 2" x 13' 9" (3.09m x 4.19m)

With uPVC double glazed window to the front aspect, fitted wardrobes, radiator and fitted carpet.

#### **BEDROOM TWO**

10' 0" x 9' 6" (3.04m x 2.89m)

With uPVC double glazed window to the rear aspect, radiator and fitted carpet.

#### **BEDROOM THREE**

7' 4" x 8' 11" (2.23m x 2.71m)

With uPVC double glazed window to the front aspect, radiator, storage cupboard, loft access and fitted carpet.

#### **SHOWER ROOM**

7' 4" x 5' 7" (2.23m x 1.71m)

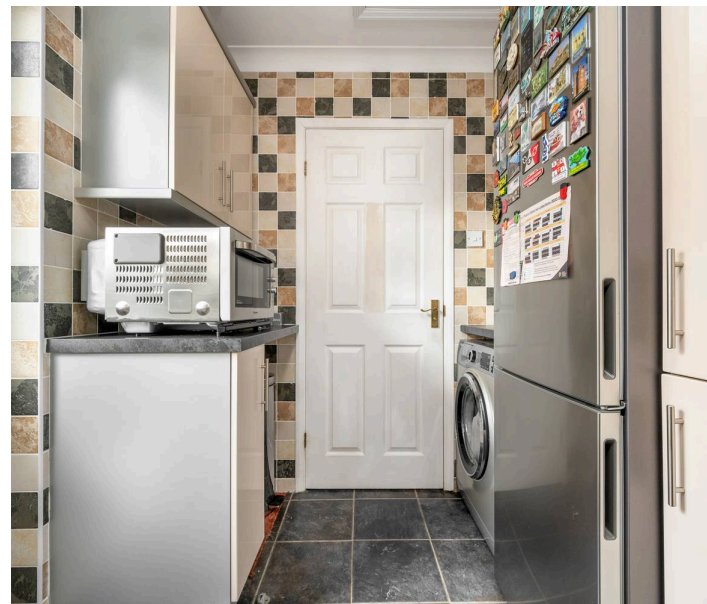
Having uPVC obscure double glazed window to the rear aspect, a walk-in shower with mermaid boarding, wash basin with vanity storage beneath and a low level WC., ladder style towel radiator, shaver point, extractor fan, tiled walls and floor, down lighting.

#### **SINGLE GARAGE**

Having an electrically operated up-and-over door, central heating boiler, sink with hot and cold taps.

#### **SOLAR PANELS**

There are solar panels fitted to the property. This is an owned system.



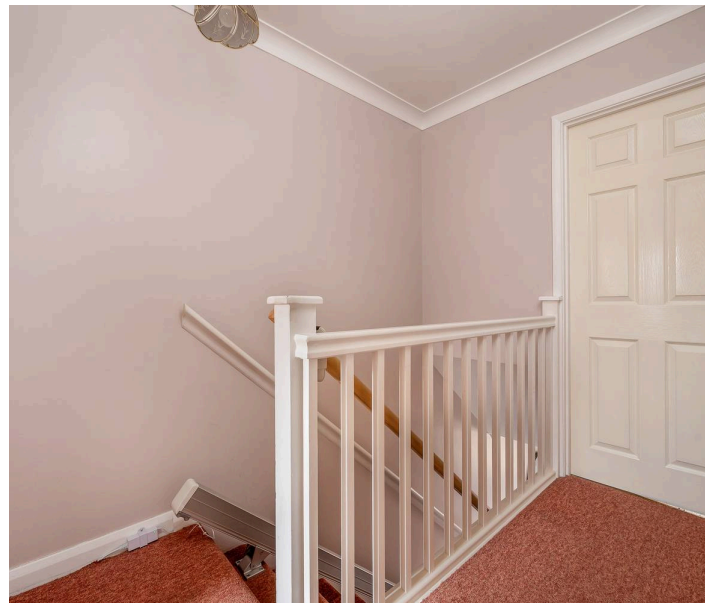


#### AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

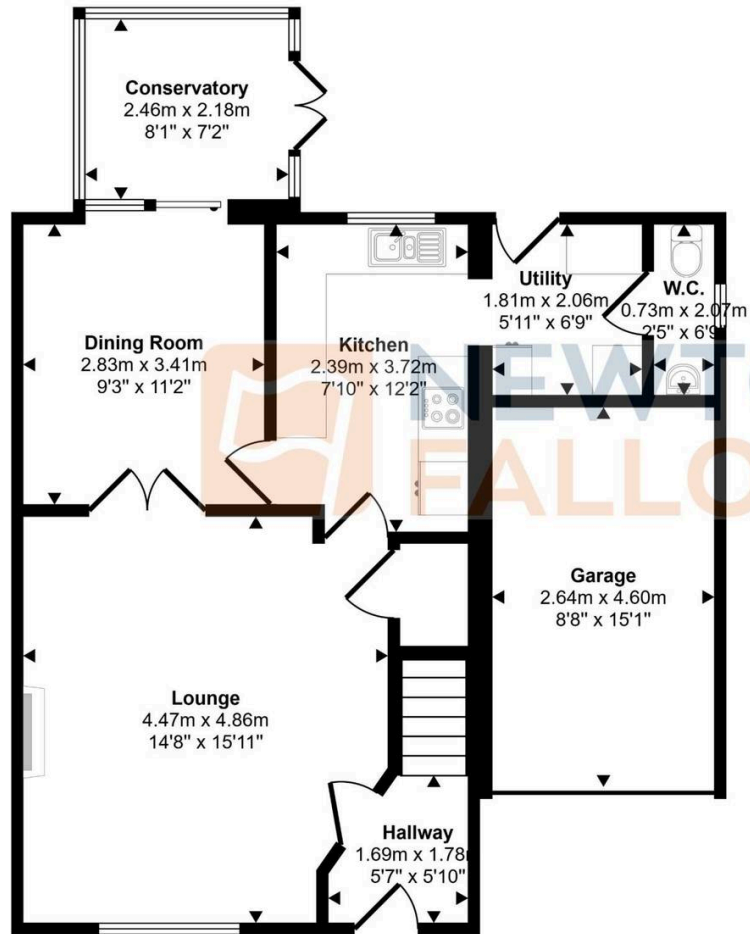
#### NOTE

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.

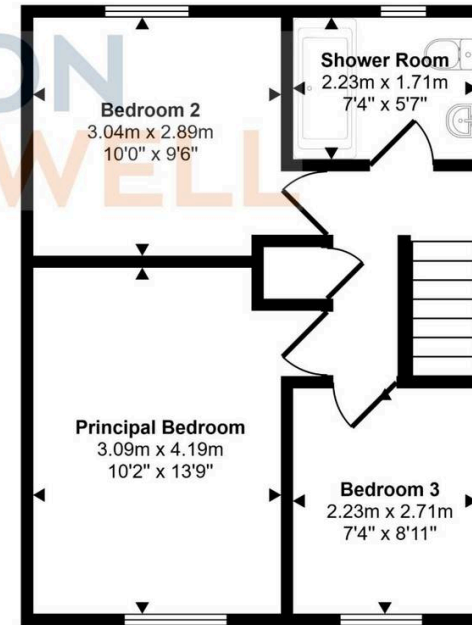




Approx Gross Internal Area  
111 sq m / 1191 sq ft



Ground Floor  
Approx 71 sq m / 768 sq ft



First Floor  
Approx 39 sq m / 423 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Newton Fallowell Grantham

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