

Olson Nook, New Beacon Road, Grantham NG31 9LE

william h brown

welcome to

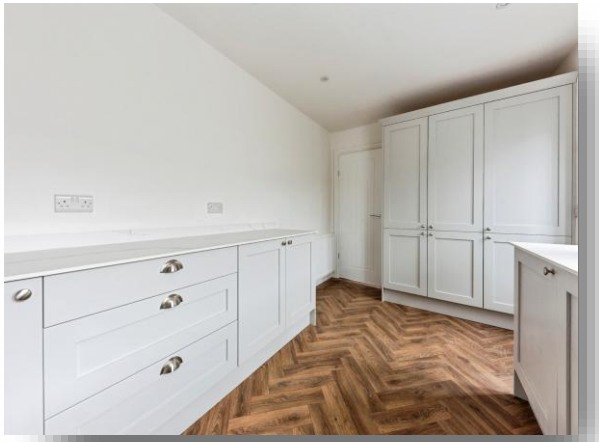
Olson Nook, New Beacon Road, Grantham

NEW BUILD DETACHED BUNGALOW - take advantage of this rare opportunity to purchase a new build, one level living, built to a very high standard. With anthracite windows, air source heat pump central heating for energy efficiency, Howdens Kitchen and bathroom. Landscaped gardens. Call Amanda to view!













Lounge
18' 3" x 12' 4" (5.56m x 3.76m)
Spacious living area with french doors overlooking the landscaped gardens.

Kitchen
14' 11" x 8' 10" (4.55m x 2.69m)
Howdens kitchen to be fitted to offer a range of floor and eye level units, with soft closing doors and drawers. to include integrated appliances.

Bedroom One
12' 11" x 11' 4" (3.94m x 3.45m)
With a window to the side aspect, carpeted flooring and radiator.

Bedroom Two
10' 5" x 6' 11" (3.17m x 2.11m)
With a window to the side aspect, carpeted flooring and radiator.

Bathroom
9' 10" x 6' 11" (3.00m x 2.11m)
Howdens bathroom suite to include a bath, separate shower cubicle, vanity sink unit, pedestal wash hand basin and decorative tiling to part of the walls, Heated towel rail and flooring.

Description Outside
To include fencing with gated access to the front door. To the far end of the new build the gardens are landscaped with decorative gravelled borders to the rear of the bungalow and pathways to the side. The main garden sits just beyond the french doors, and leads to the block paved driveway for off road parking for at least two vehicles. The property will be expertly finished with security uplighters to the main frontage of the property.

Location
Located in Grantham within walking distance to the towns full amenities such as shops, primary and secondary schools, college, the cinema, doctors surgery and the recreational areas of Wyndham Park and Queen Elizabeth park.
Good access to the A1 and A52 along with local sports facilities including the Mere's Leisure Centre and Football Stadium and the town's busy train station which is on the main Intercity line, London Kings Cross (1hr 5 mins).

Agents Note:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

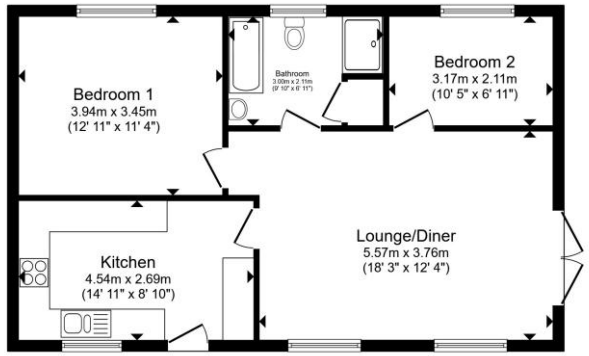
Further Note:
The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

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Olson Nook, New Beacon Road, Grantham

- BRAND NEW BUILD DETACHED BUNGALOW - TO MOVE IN BEFORE CHRISTMAS
- SAT ON A NICE PRIVATE PLOT
- ANTHRACITE WINDOWS - FITMENTS TO A VERY HIGH SPECIFICATION
- HOWDENS KITCHEN AND BATHROOM
- LANDSCAPED GARDENS

Tenure: Freehold EPC Rating: Exempt



Total floor area 64.3 m² (692 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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fixed price

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114581

The Property Ombudsman

Property Ref:
GST114581 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01476 566363

Grantham@williamhbrown.co.uk

63 High Street, GRANTHAM, Lincolnshire, NG31 6NN

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.