



67 Sunningdale, Grantham
£185,000

 **NEWTON FALLOWELL**

67 Sunningdale

Grantham, Grantham

Attractive 3-bed semi in Sunningdale, Grantham. Private drive, enclosed garden, spacious kitchen, modern bathroom. Close to Belton House, schools, shops, parks, and transport links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi-detached House
- Popular & Convenient Location
- Three Bedrooms
- Driveway Parking
- Modern Family Bathroom
- Generous Rear Garden
- Ideal First Home/Investment
- Well Presented Throughout
- Council Tax Band B
- Energy Rating D





ENTRANCE HALL

LOUNGE

10' 4" x 13' 9" (3.16m x 4.19m)

KITCHEN / DINER

9' 2" x 13' 9" (2.80m x 4.19m)

LANDING

BEDROOM ONE

9' 3" x 11' 9" (2.82m x 3.58m)

BEDROOM TWO

9' 10" x 6' 5" (3.00m x 1.95m)

BEDROOM THREE

7' 0" x 6' 9" (2.14m x 2.05m)

FAMILY BATHROOM

5' 9" x 7' 0" (1.75m x 2.13m)

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

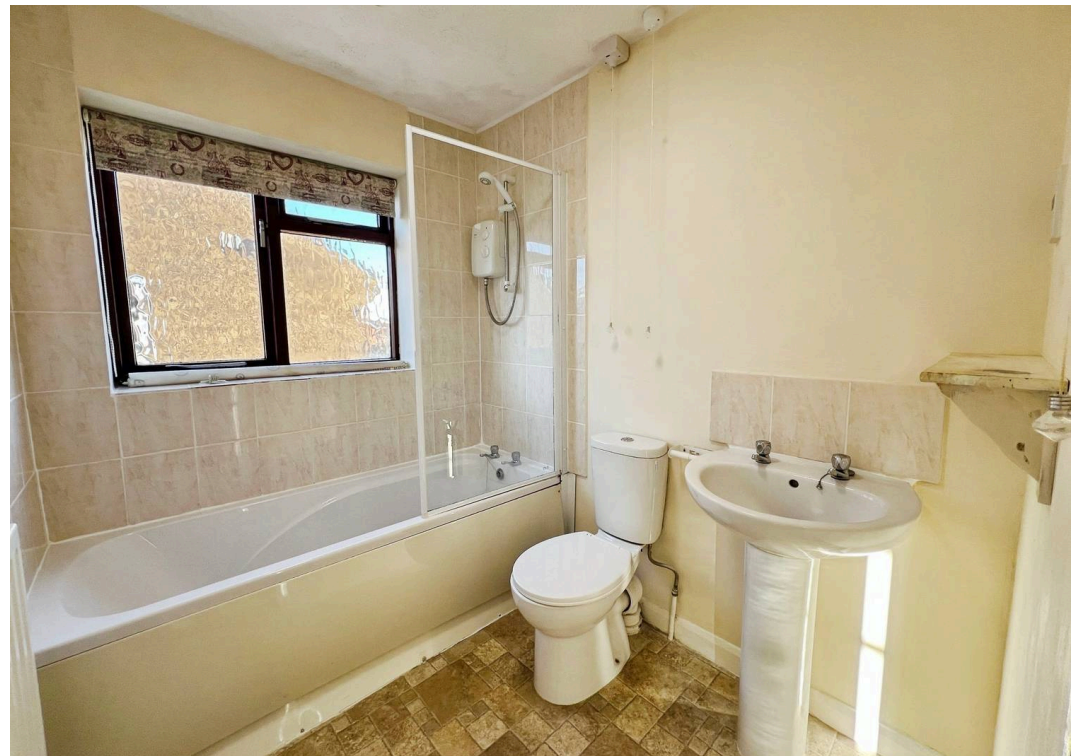
DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Take the right turn at the Manthorpe Road traffic lights on to Belton Lane and continue along eventually taking the right turn on to Sunningdale. The property is on the left-hand side.

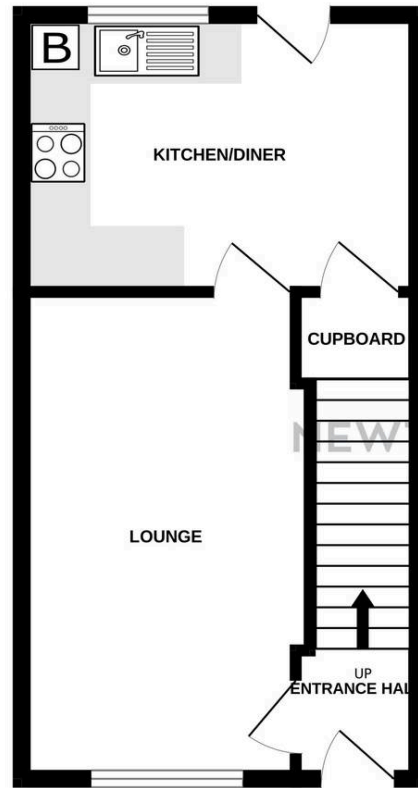
AGENTS NOTE

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 and will not be tested.

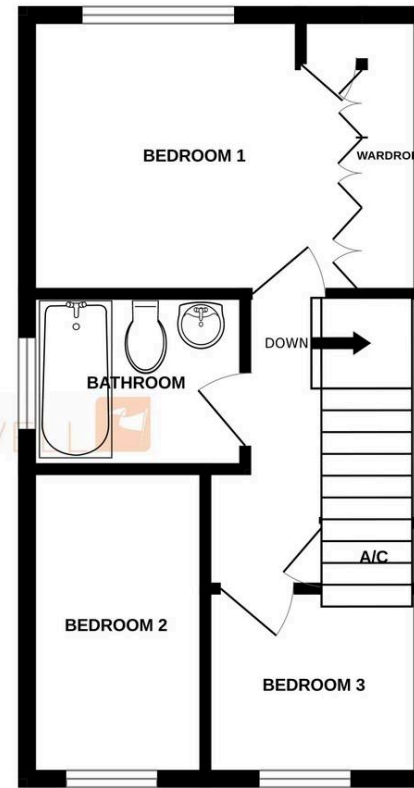




GROUND FLOOR



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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