



Balmoral Drive, Grantham



- No Onward Chain
- Four Generous Bedrooms
- Beautifully Presented Throughout
- WC, Bathroom + En-Suite
- Open-Plan Kitchen / Diner
- Popular Residential Location
- Freehold
- EPC rating B



**\*\*GUIDE PRICE £330,000 - £340,000\*\*** With NO ONWARD CHAIN, this impressive four-bedroom detached home is set in a highly desirable residential location and offers spacious and modern accommodation throughout! Enjoying fantastic position, the property overlooks open green space to the front and benefits from a private, enclosed garden to the rear.

The well-presented accommodation briefly comprises: an inviting entrance hall, a bright and spacious lounge, an open-plan kitchen/dining area, a useful utility room, and a convenient cloakroom. Upstairs, there are four generously sized bedrooms, including a principal bedroom with en-suite shower room, along with a contemporary family bathroom.

Outside, the home features a beautifully maintained rear garden, while the front offers driveway parking and access to a single garage!

## ACCOMMODATION

### ENTRANCE HALL

Having part glazed entrance door with storm porch canopy over, radiator, stairs rising to the first floor and laminate flooring.





## LOUNGE

4.98m x 3.47m (16'4" x 11'5")

With uPVC double glazed window to the front aspect, under stairs storage cupboard, laminate flooring and radiator.

## KITCHEN / DINER

2.69m x 5.43m (8'10" x 17'10")

Having uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the patio with full height uPVC double glazed window to either side, an excellent range of base level cupboards and drawers with matching eye level units, contrasting work surfacing with inset stainless steel sink and drainer, inset gas hob with oven beneath, stainless steel splashback and stainless steel chimney style extractor over, integrated Neff dishwasher, integrated fridge freezer, tiled flooring and spotlights. Open to:

## UTILITY ROOM

1.39m x 1.69m (4'7" x 5'6")

With uPVC half double glazed door to the garden, fitted units matching those in the kitchen with work surfacing, wall mounted gas fired central heating boiler, integrated washing machine, tiled flooring, spotlights and extractor fan.

## CLOAKROOM

1.69m x 1.17m (5'6" x 3'10")

With low level WC., pedestal wash basin, attractive tiling to wall, extractor fan, tiled floor and radiator.

## FIRST FLOOR LANDING

Having airing cupboard, radiator, loft hatch access.

## BEDROOM ONE

4.47m x 3.03m (14'8" x 9'11")

With uPVC double glazed window to the front aspect, radiator and spotlights.

## EN-SUITE

2.45m x 1.2m (8'0" x 3'11")

With shower cubicle, pedestal wash basin and low level WC., extractor fan, shaver point, spotlights, heated towel rail, vinyl flooring and LED heated mirror.

## BEDROOM TWO

3.92m x 2.66m (12'11" x 8'8")

With uPVC double glazed window to the front aspect and radiator.

## BEDROOM THREE

3.38m x 2.47m (11'1" x 8'1")

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

## BEDROOM FOUR

2.79m x 2.63m (9'2" x 8'7")

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

## FAMILY BATHROOM

1.94m x 2.18m (6'5" x 7'2")

Having uPVC obscure double glazed window to the rear aspect, panelled bath with mains shower over, glazed shower screen, and tiling, pedestal wash basin and low level WC., extractor fan, spotlights, laminate flooring and heated towel rail.

## OUTSIDE

The property is accessed by a private road for residents only which overlooks an open green space. There is parking in front of the garage and an EV car charging point mounted on the wall, as well as hedging to the boundary. At the rear there is a lawned garden with fencing to the boundaries, a paved patio seating area, a raised pond, raised planter bed, Wisteria and shrubs to the boundary. There is also outside lighting and power.

## GARAGE

With up-and-over door.

## SERVICES

Mains water, gas, electricity and drainage are connected.





### COUNCIL TAX

The property is in Council Tax Band D.

### DIRECTIONS

From High Street continue onto Watergate taking the left turn at the traffic lights, over the roundabout adjacent to Asda and onto Barrowby Road (A52). Continue to the next roundabout and take the right turn onto Pennine Way. Turn right onto Balmoral Drive and follow the road to the end where the property is on the left-hand side facing the open green space.

### GRANTHAM

The property is ideally situated for access to the A52 to Nottingham and A1 north. There are local shops close by on Barrowby Gate including a Tesco Express and a Co-op Pharmacy. The Poplar Farm Primary School and Belvoir Vets are within a short walk.

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 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.

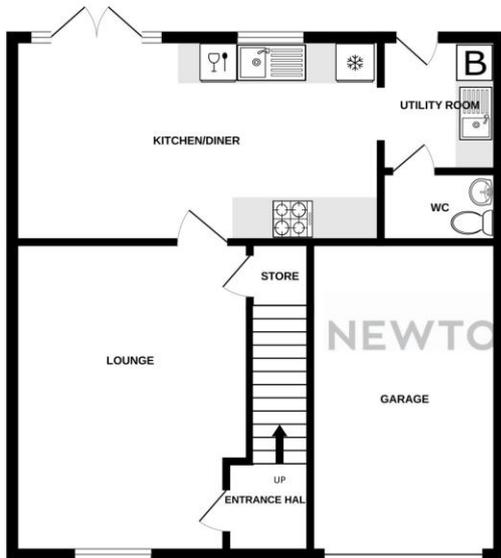
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For more information please call in the office or telephone 01476 591900.



# Floorplan

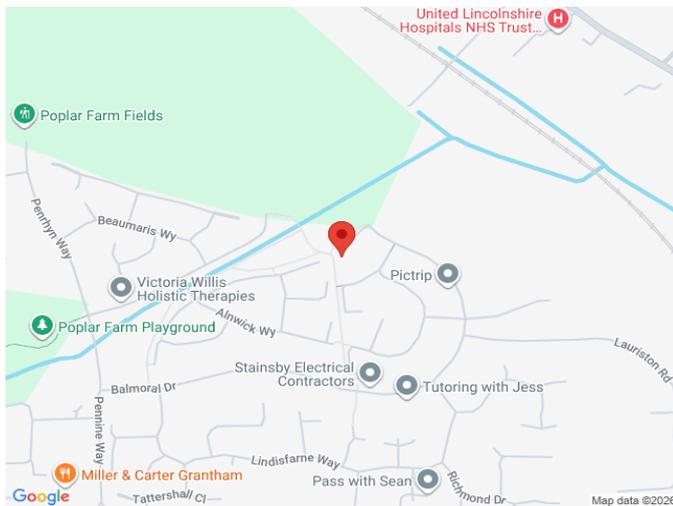
GROUND FLOOR



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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