



16 Neals Crescent, Grantham
£200,000

 **NEWTON FALLOWELL**

16 Neals Crescent

Grantham

Modern 3-bed semi with en suite, driveway for 2 cars, garden, and no onward chain. Walking distance to town centre and station. Ideal for first-time buyers or downsizers. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well Presented Semi Detached House
- Popular Position off Dysart Road
- Walking Distance Town Centre and Station
- Ground Floor WC
- Spacious Living Room
- Kitchen/Dining Room
- Three Bedrooms
- Two Bathrooms
- Driveway Parking Two cars
- Blank Canvas Garden



**ENTRANCE HALL**

4' 6" x 3' 3" (1.38m x 1.00m)

CLOAKROOM/WC

5' 10" x 2' 10" (1.77m x 0.87m)

LIVING ROOM

17' 8" x 15' 0" (5.39m x 4.57m)

KITCHEN/DINING ROOM

15' 0" x 9' 0" (4.57m x 2.74m)

LANDING

12' 2" x 6' 3" (3.71m x 1.90m)

BEDROOM 1

13' 9" x 8' 6" (4.20m x 2.58m)

EN SUITE SHOWER ROOM

8' 4" x 4' 6" (2.54m x 1.37m)

BEDROOM 2

10' 2" x 8' 5" (3.10m x 2.57m)

BEDROOM 3

8' 8" x 6' 3" (2.64m x 1.91m)

BATHROOM

6' 2" x 5' 6" (1.88m x 1.68m)

MANAGEMENT CHARGE

There is a modest monthly estate management charge of approximately £16 to cover maintenance of common areas etc.





SERVICES

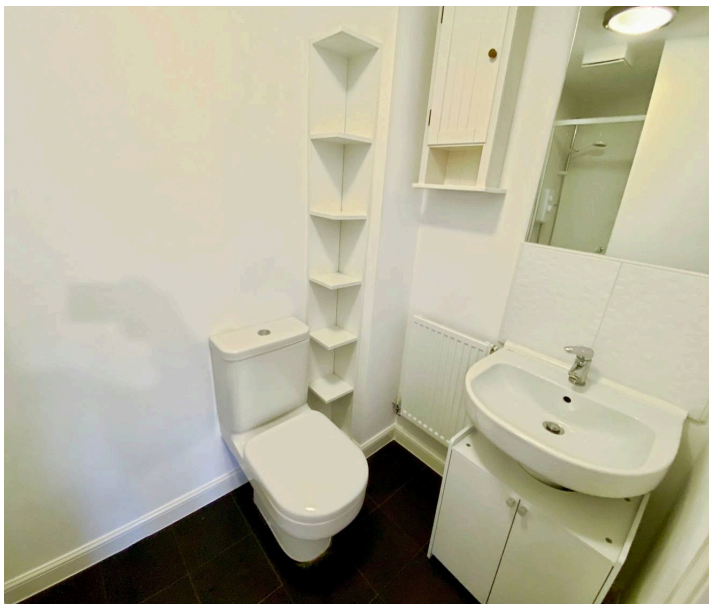
Mains gas, electricity, water and drainage are connected. Gas fired central heating is installed. We have not tested the services or appliances and prospective purchasers should rely on their own enquiries in this respect.

VIEWING

By prior appointment with Newton Fallowell on 01476 591900 and grantham@newtonfallowell.co.uk.

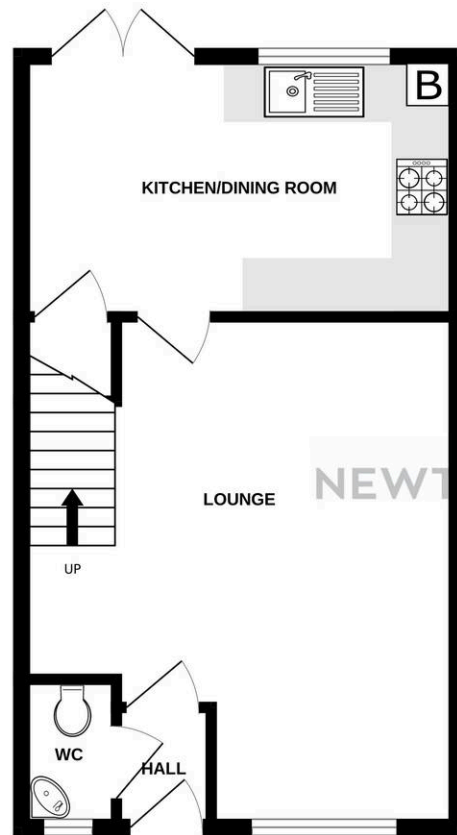
ANTI MONEY LAUNDERING CHECKS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

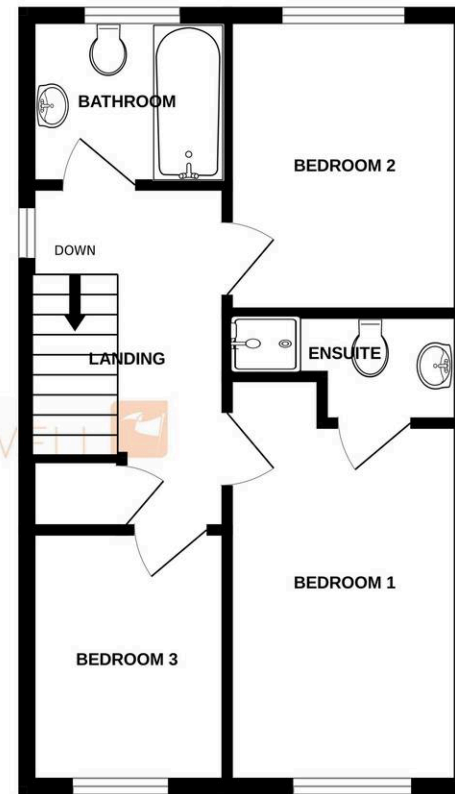




GROUND FLOOR



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

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