



 **NEWTON**

10 Brunel Avenue, Colsterworth

Guide Price £525,000

 **NEWTON FALLOWELL**

10 Brunel Avenue

Colsterworth, Grantham

Spacious 5/6-bed detached David Wilson home on a prime plot with meadow views, 3 floors, double garage, ample parking, south-facing garden, and potential to improve.

Early viewing encouraged.

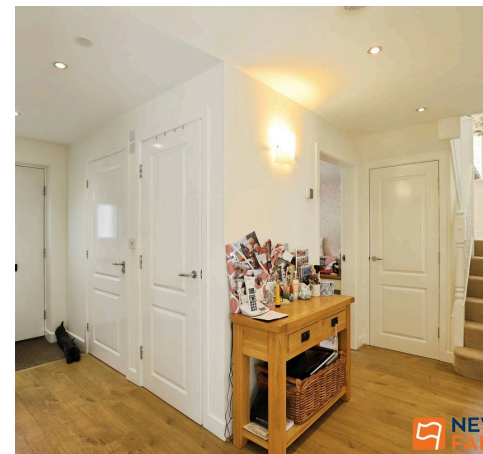
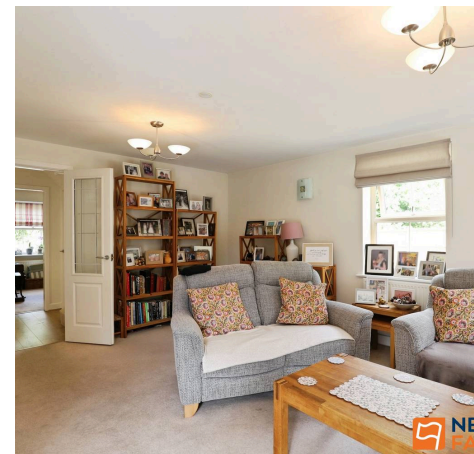
Council Tax band: F

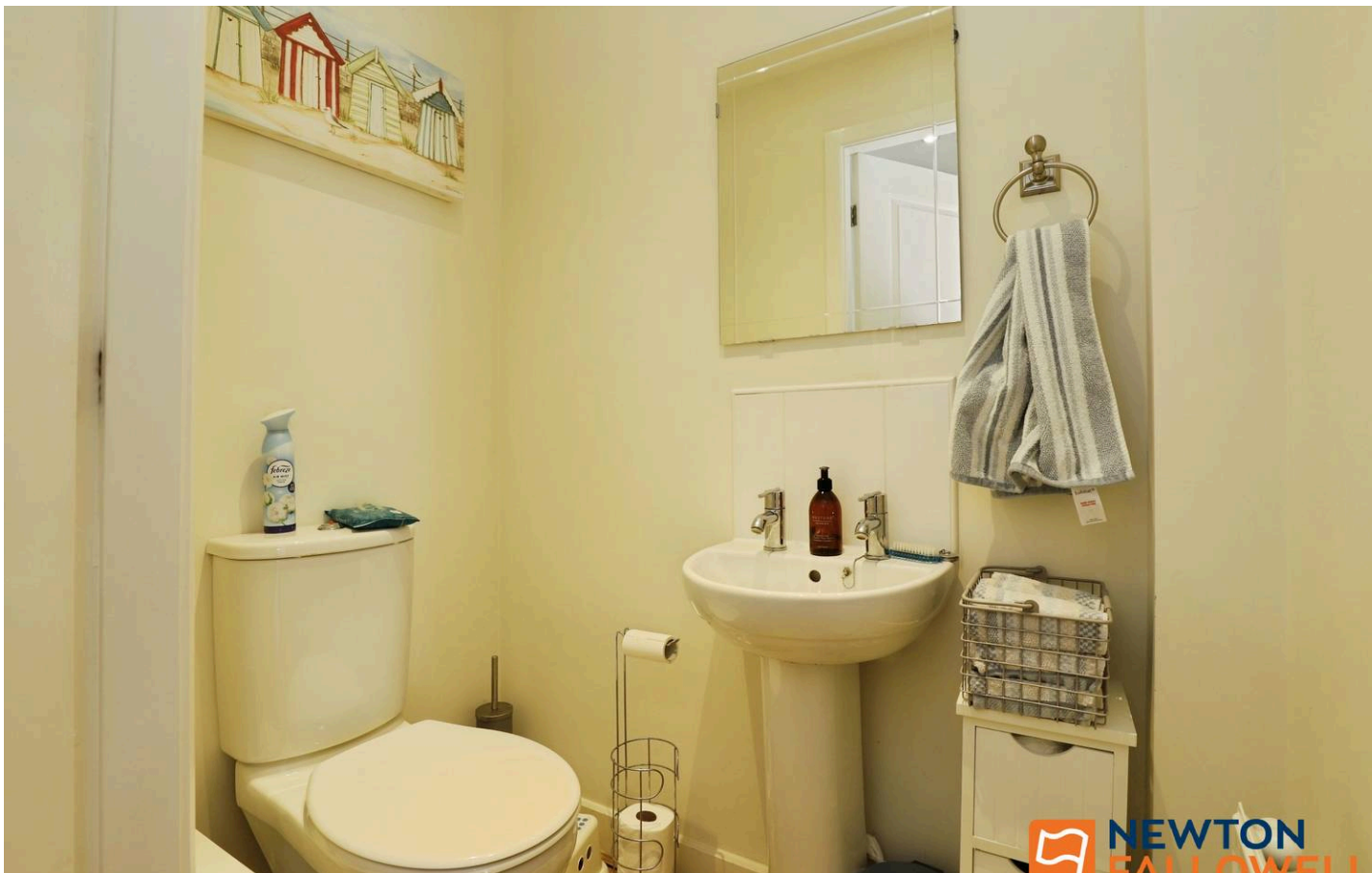
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- David Wilson Moorcroft Style Home
- Envious Larger Than Average Plot
- Overlooks Open Meadows
- Three Storey Accommodation
- Three Reception Rooms
- Five/Six Bedrooms
- Three Bathrooms
- Double Garage
- South Facing Garden





ENTRANCE HALL

CLOAKROOM/WC

5' 2" x 3' 1" (1.57m x 0.94m)

DINING ROOM

12' 6" x 8' 10" (3.80m x 2.69m)

Plus bay window.

STUDY/PLAYROOM

10' 1" x 8' 5" (3.08m x 2.57m)

LOUNGE

18' 3" x 13' 11" (5.56m x 4.23m)

KITCHEN/BREAKFAST ROOM

12' 4" x 12' 0" (3.77m x 3.67m)

Plus recess.

UTILITY ROOM

6' 11" x 6' 6" (2.10m x 1.99m)

FIRST FLOOR LANDING

BEDROOM 1

13' 11" x 13' 1" (4.24m x 3.99m)

Plus 1.99 m x 1.2 m. Walk in wardrobe 2.47 m x 1.47 m.

EN SUITE BATHROOM

8' 3" x 7' 6" (2.51m x 2.29m)

BEDROOM 3

12' 8" x 9' 6" (3.87m x 2.89m)

BEDROOM 4

12' 10" x 8' 8" (3.90m x 2.65m)

BEDROOM 5

11' 8" x 8' 8" (3.56m x 2.65m)

FAMILY BATHROOM

8' 8" x 12' 10" (2.65m x 3.90m)





SECOND FLOOR GALLERIED LANDING

16' 5" x 11' 10" (5.00m x 3.60m)

To include stairwell.

BEDROOM 2

19' 0" x 16' 1" (5.79m x 4.90m)

EN SUITE SHOWER ROOM

8' 0" x 6' 0" (2.44m x 1.84m)

STUDY/DEN

14' 5" x 8' 3" (4.40m x 2.52m)

DOUBLE GARAGE

17' 7" x 17' 7" (5.37m x 5.36m)

ANTI MONEY LAUNDERING CHECKS

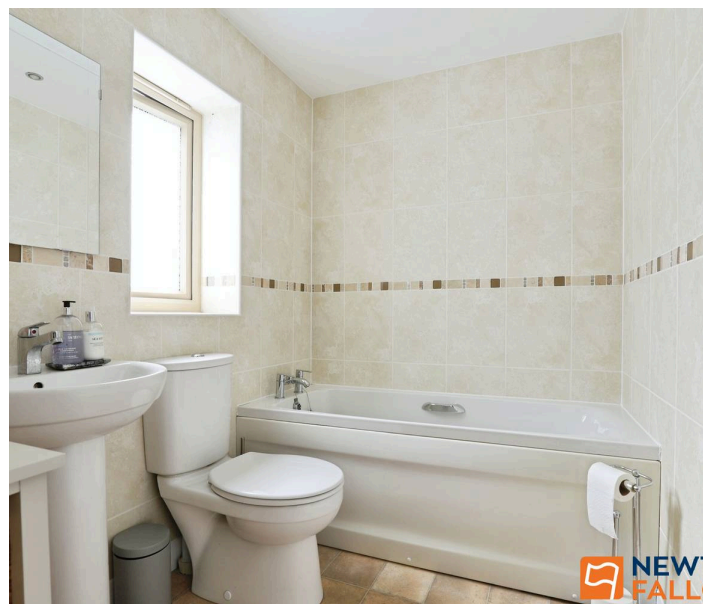
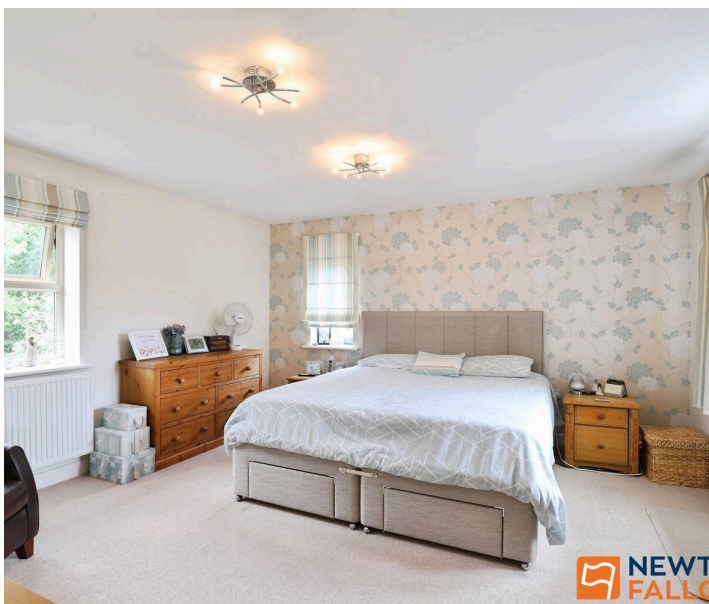
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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

SERVICES

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

MANAGEMENT CHARGE

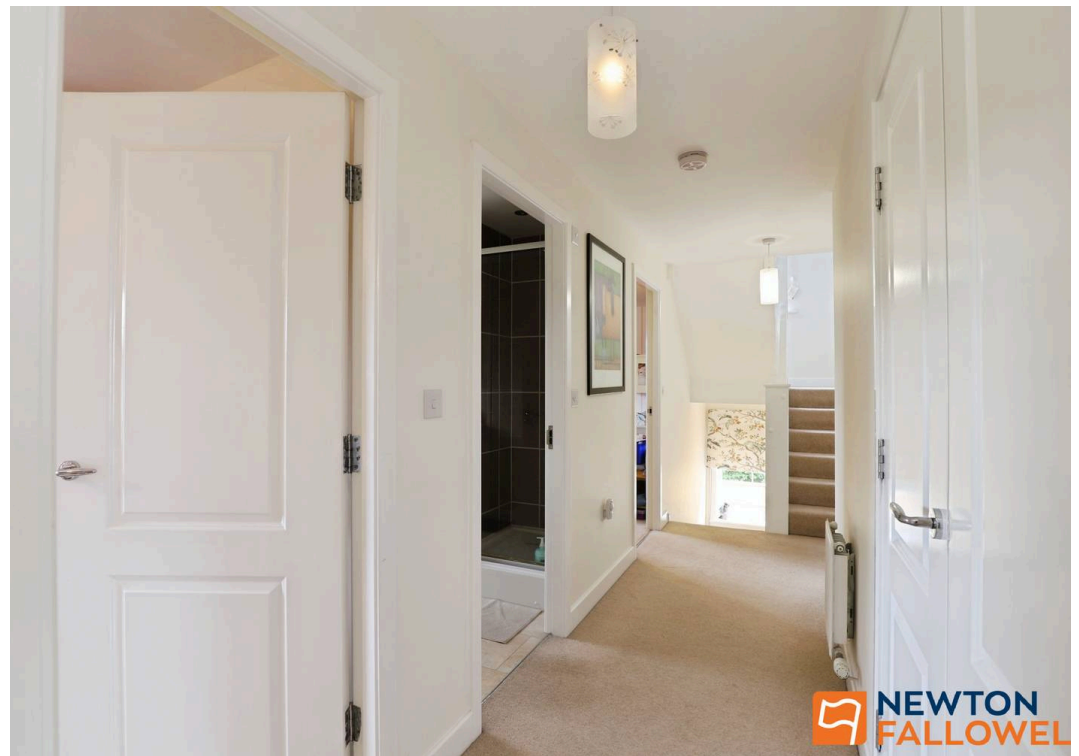
There is a management charge, currently £22.19

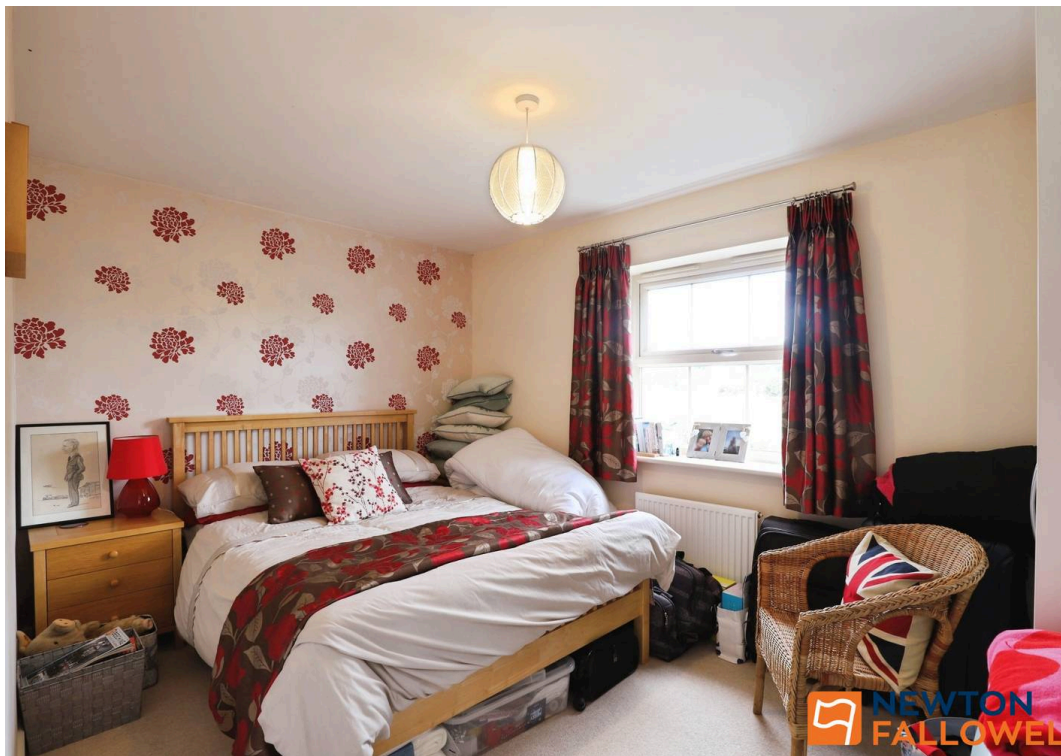


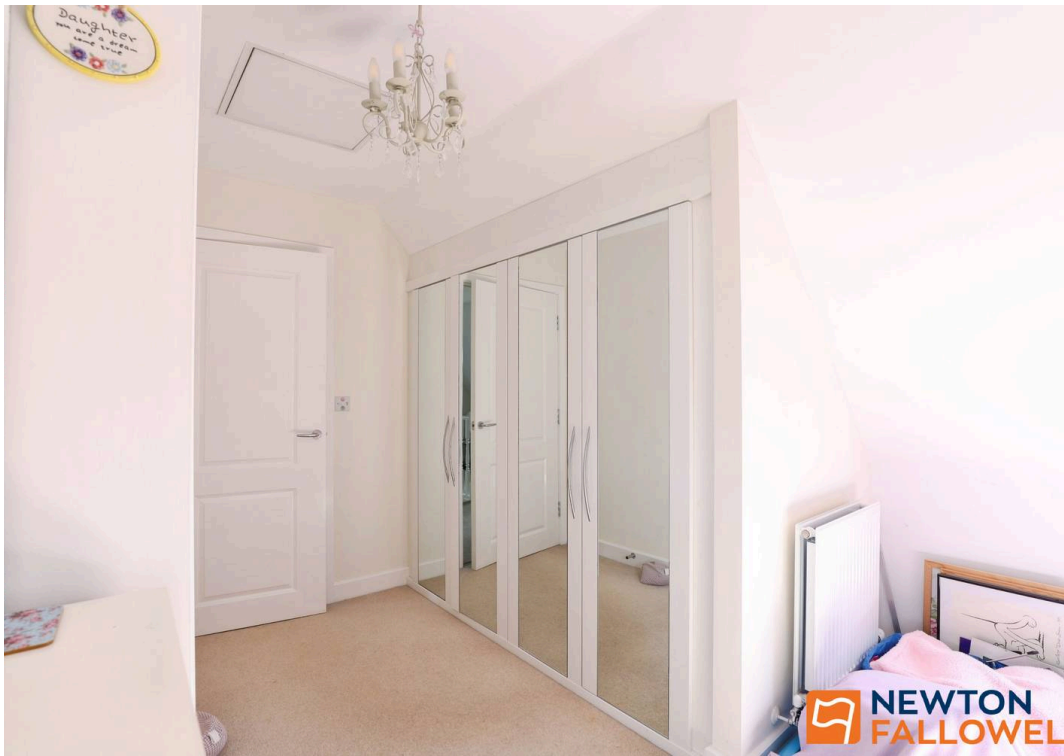
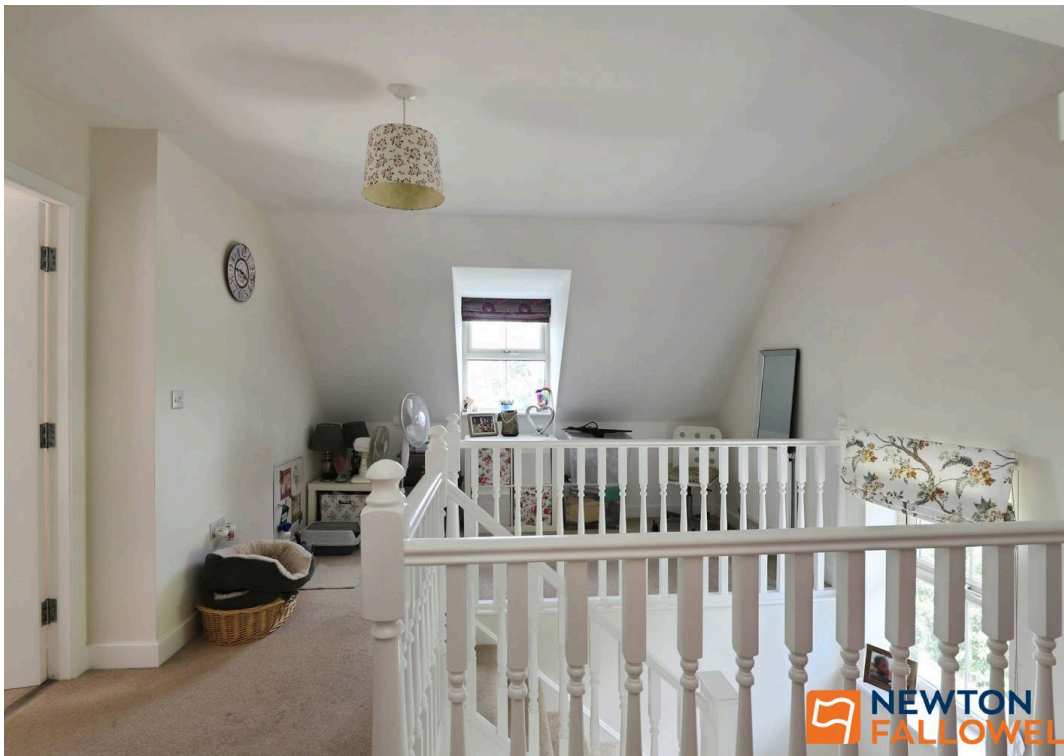
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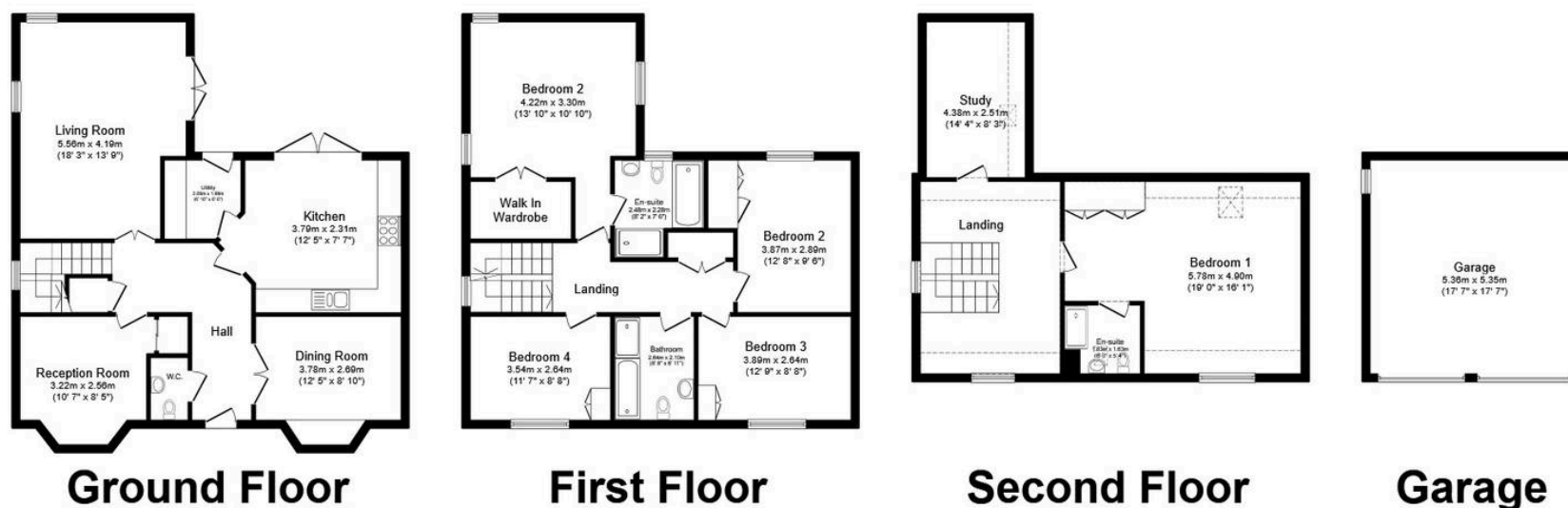












Total floor area 246.3 sq.m. (2,651 sq.ft.) approx

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).

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Newton Fallowell Grantham

Newton Fallowell, 68 High Street, Grantham - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/