



9 Welby Gardens, Grantham
£425,000

 **NEWTON**
 **NEWTON FALLOWELL**

9 Welby Gardens

Grantham

Spacious home in sought-after Welby Gardens. Three bedrooms, two receptions, kitchen, utility, garage, west-facing garden. Close to town, King's School, and community green.

Council Tax band: D

Tenure: Freehold

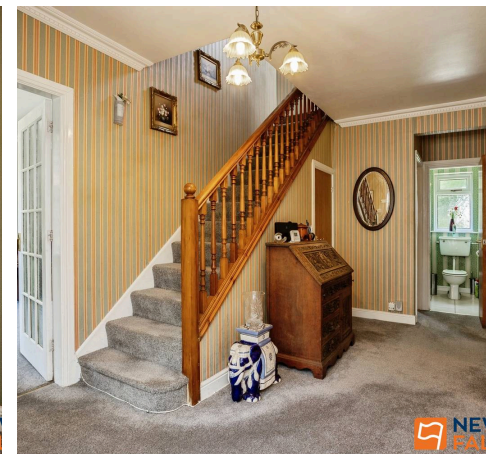
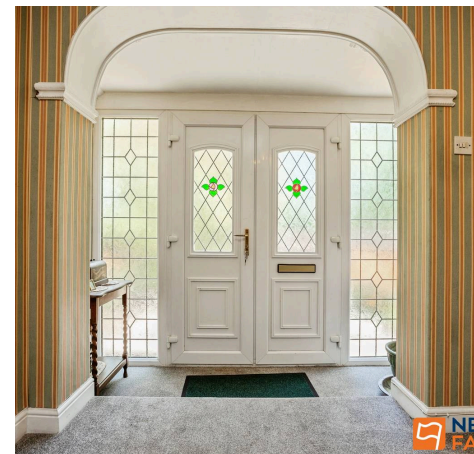
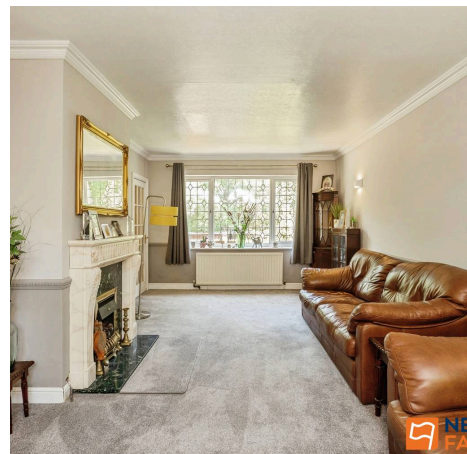
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Prime Location
- Kitchen/Breakfast Room and Utility
- Easy Walk Town Centre and Kings School
- Three Bedrooms and Bathroom
- Reception Hall and WC
- Attached Garage
- Spacious Living Room
- Private West Facing Garden
- Separate Dining Room
- EPC Rating D



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FALOWE**





RECEPTION HALL

16' 6" x 9' 2" (5.02m x 2.79m)

Having uPVC glazed double entrance doors, staircase off to the first floor, under stairs storage cupboard, radiator, coving and glazed door to the living room.

CLOAKROOM/WC

With low level WC., coving, tiled floor and uPVC obscure double glazed window to the rear elevation.

LIVING ROOM

22' 5" x 11' 7" (6.83m x 3.52m)

A spacious well proportioned room with a uPVC double glazed window to the front elevation and a wide uPVC double glazed bow window overlooking the rear garden, marble style fireplace and surround with inset coal effect fire, coving, radiator and wall lights.

DINING ROOM

13' 7" x 9' 1" (4.14m x 2.78m)

With uPVC double glazed window to the front elevation, radiator and coving.

STUDY/BEDROOM 3

8' 4" x 5' 9" (2.54m x 1.76m)

Having uPVC double glazed window to the rear elevation, radiator and coving.

KITCHEN/BREAKFAST ROOM

13' 7" x 11' 11" (4.13m x 3.64m)

Comprehensively fitted with a range of white base cupboards with working surfaces over and matching eye level cupboards, inset one and a half bowl Asterite type sink and drainer, two integrated Bosch electric ovens, gas hob with cooker hood over, tiled floor, coving, tiled splashbacks and radiator.

UTILITY ROOM

7' 11" x 5' 7" (2.42m x 1.69m)

Having space and plumbing for washing machine, work surface, oak fronted wall cupboards, radiator, coving, door to the garage, uPVC double glazed window to the rear and external uPVC door to the garden.





FIRST FLOOR LANDING

Having a shelved airing cupboard, Velux type rooflight and loft access to roof space.

BEDROOM 1

11' 7" x 10' 10" (3.54m x 3.30m)

With uPVC double glazed window bay to the rear elevation, built-in wardrobe with louvered timber doors, eaves cupboard and radiator.

BEDROOM 2

13' 2" x 9' 6" (4.02m x 2.90m)

Having uPVC double glazed window to the side elevation, eaves storage cupboard and radiator.

BATHROOM

7' 5" x 6' 11" (2.25m x 2.11m)

Containing a white suite comprising panelled bath with mains shower and screen over, wash basin with vanity storage beneath and low level WC., shaver socket, extractor fan, radiator, electrically heated towel rail, part tiled walls, coving and uPVC obscure double glazed window to the front elevation.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

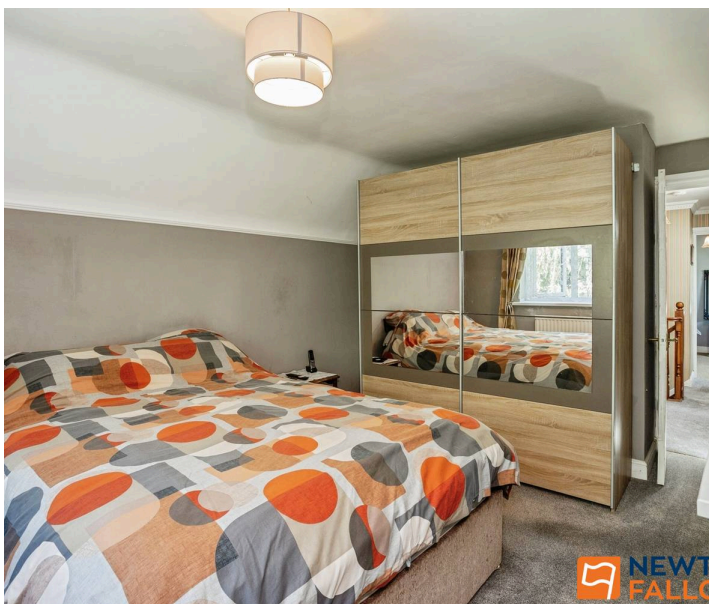
The property is in Council Tax Band D.

DIRECTIONS

From High Street continue onto Watergate following the one way system turning right at the traffic lights onto Broad Street then left onto Brook Street. Take the left turn opposite the King's School onto Gladstone Terrace which runs into Welby Gardens. Bear left (one-way) and the property is on the left.

GRANTHAM

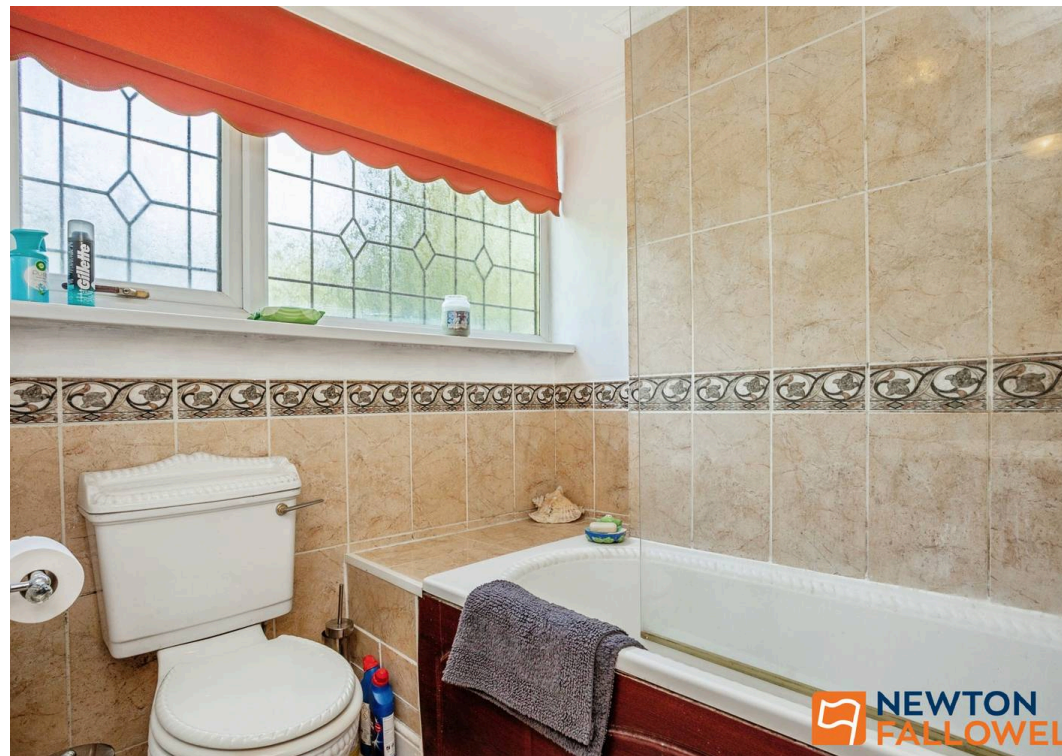
The property is very close to shops, supermarkets and schools, being within the town yet situated very much off the main thoroughfare. There is a regular bus service to Lincoln along Brook Street as well as more local services. Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham.

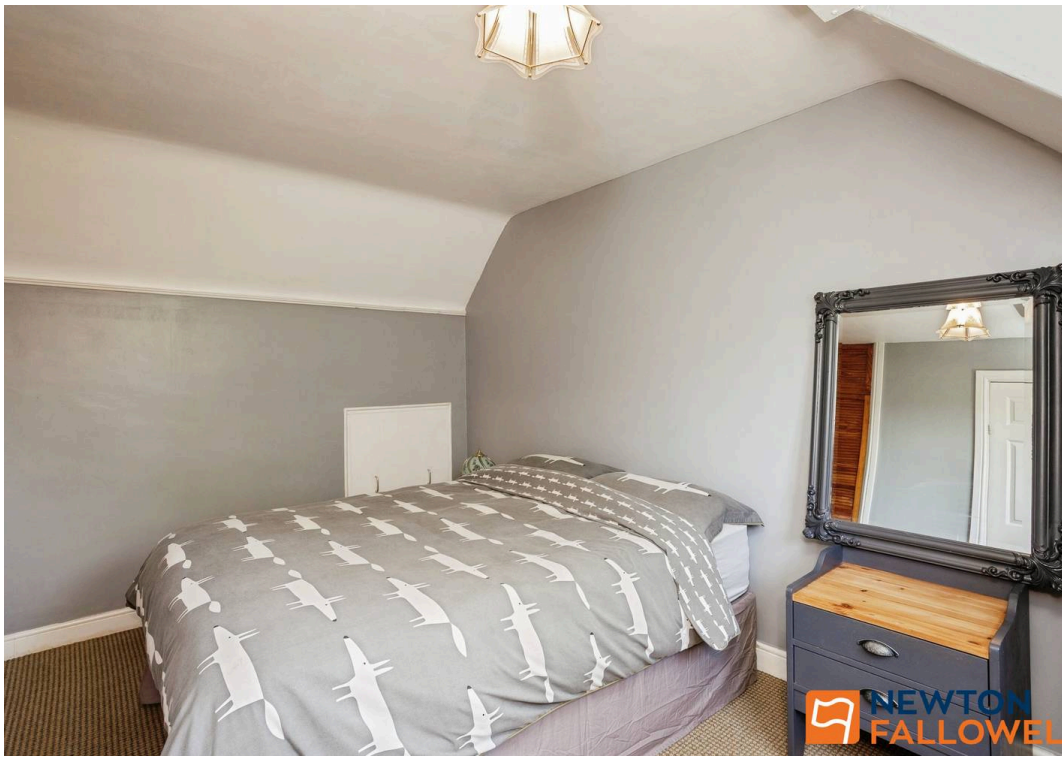


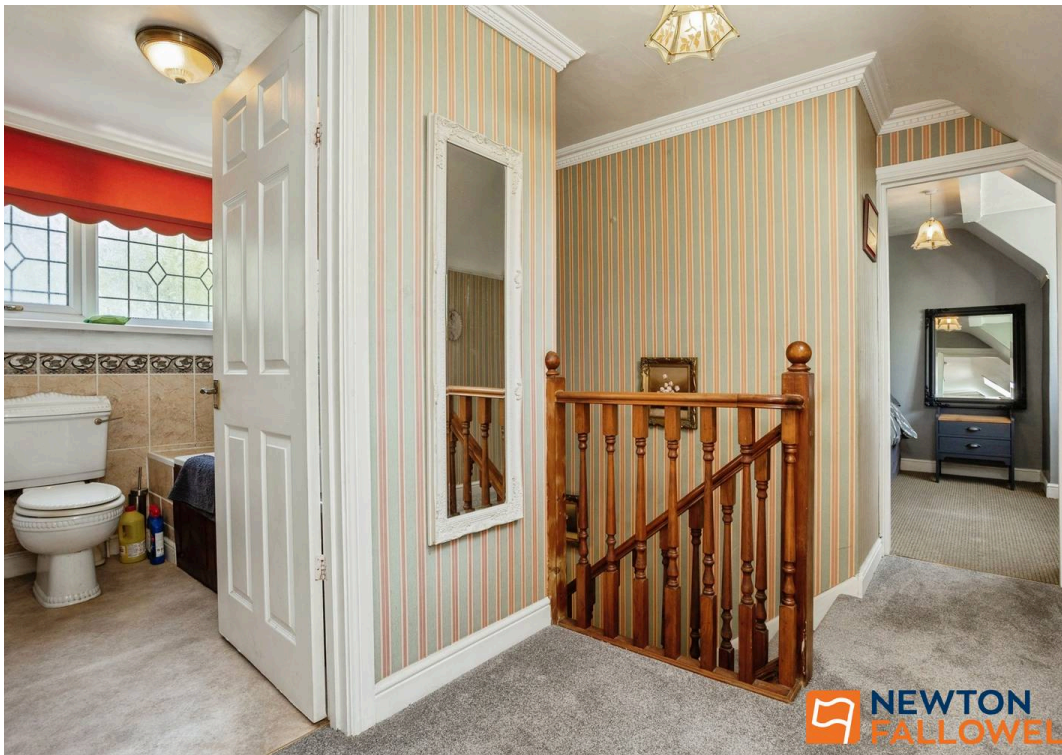
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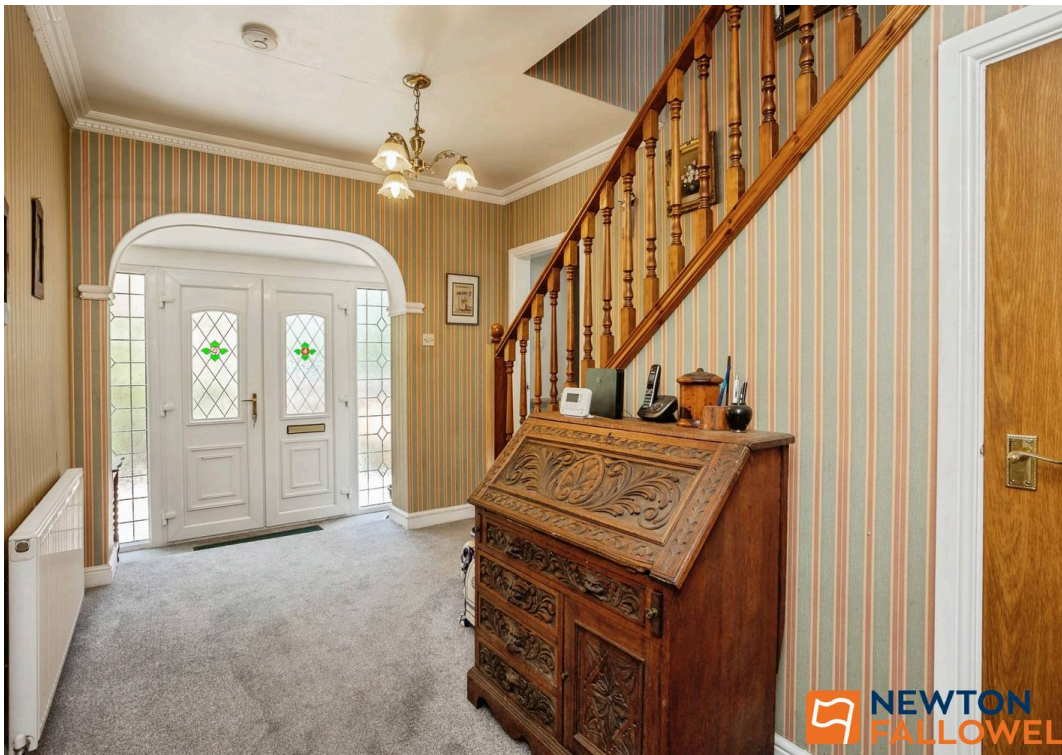
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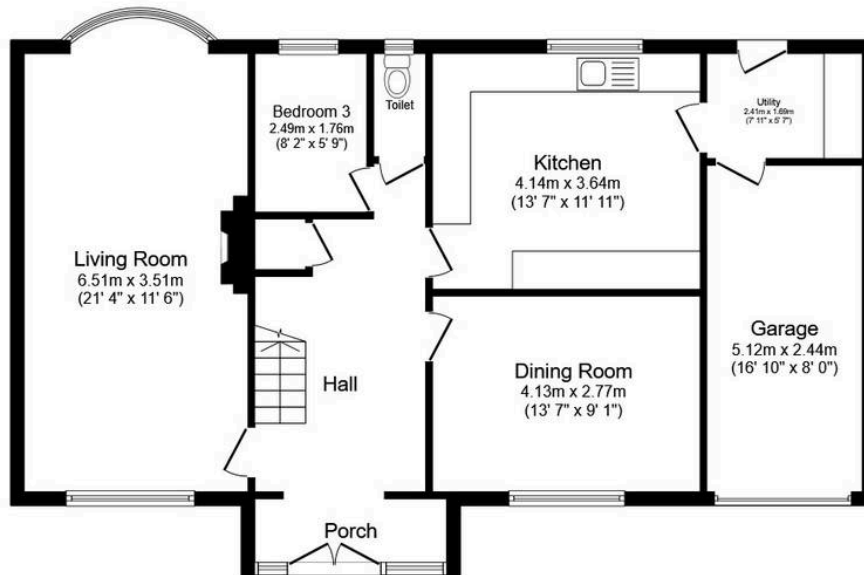




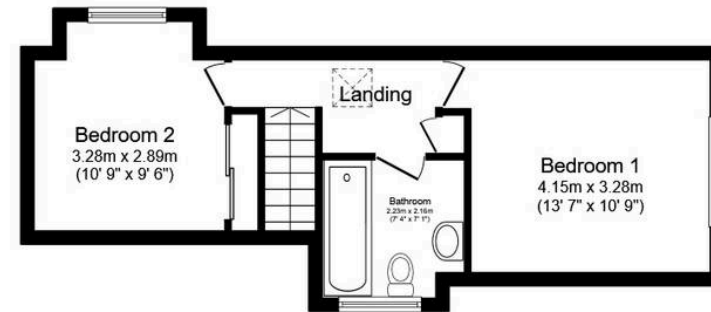








Ground Floor



First Floor

Total floor area 125.4 sq.m. (1,350 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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