



**Connells**

Melbourne Road  
Grantham



## Property Description

Perfectly situated on a private cul-de-sac within a popular estate location on the outskirts of Grantham, Connells are pleased to market this three bedroom semi-detached family home. The property boasts ample accommodation and comprises of an entrance porch, lounge, dining room, kitchen, and conservatory. To the first floor you will find two double bedrooms, a third single bedroom and a shower room. There are gardens to front and rear with multiple out buildings. The rear garden in particular is an impressive size and must be viewed to be appreciated and with off road parking to the front and selling with NO CHAIN, viewings are essential. Call now to avoid disappointment

Grantham is a historic and growing market town situated on the old Great North Road (A1) and East Coast main line linking the town to London (Kings Cross) in just over an hour. Within the town there are both girls' and boys' grammar schools, also a number of primary, secondary and nursery schools. Grantham boasts a wealth of further amenities such as health, leisure and shopping including a variety of independent boutiques and National chain shops as well as a Saturday street market.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to

lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Agent Note

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

## Agent Note

Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

## Ground Floor

### Entrance Porch

With a window to the front, door leading to the entrance hall and tiled flooring.

### Entrance Hall

With stairs leading to the first floor, doors leading to the dining room and lounge, carpet and a radiator.

### Lounge

With a double glazed window to the front, gas fire, carpet and a radiator.

### Dining Room

With a double glazed window to the rear, carpet and a radiator.

### Kitchen

With a double glazed door leading to the conservatory, double glazed window to the side, range of wall and base units with worktops, space for gas oven, space and plumbing for a washing machine.

## Conservatory

With windows to the rear and tiled flooring.

## First Floor

### Landing

With doors leading to three bedrooms and the shower room, loft access and carpet.

### Bedroom One

Double bedroom, double glazed window to the front, carpet and a radiator.

### Bedroom Two

Double bedroom, double glazed window to the rear, carpet and a radiator.

### Bedroom Three

Single bedroom, double glazed window to the front, inbuilt cupboard, carpet and a radiator.

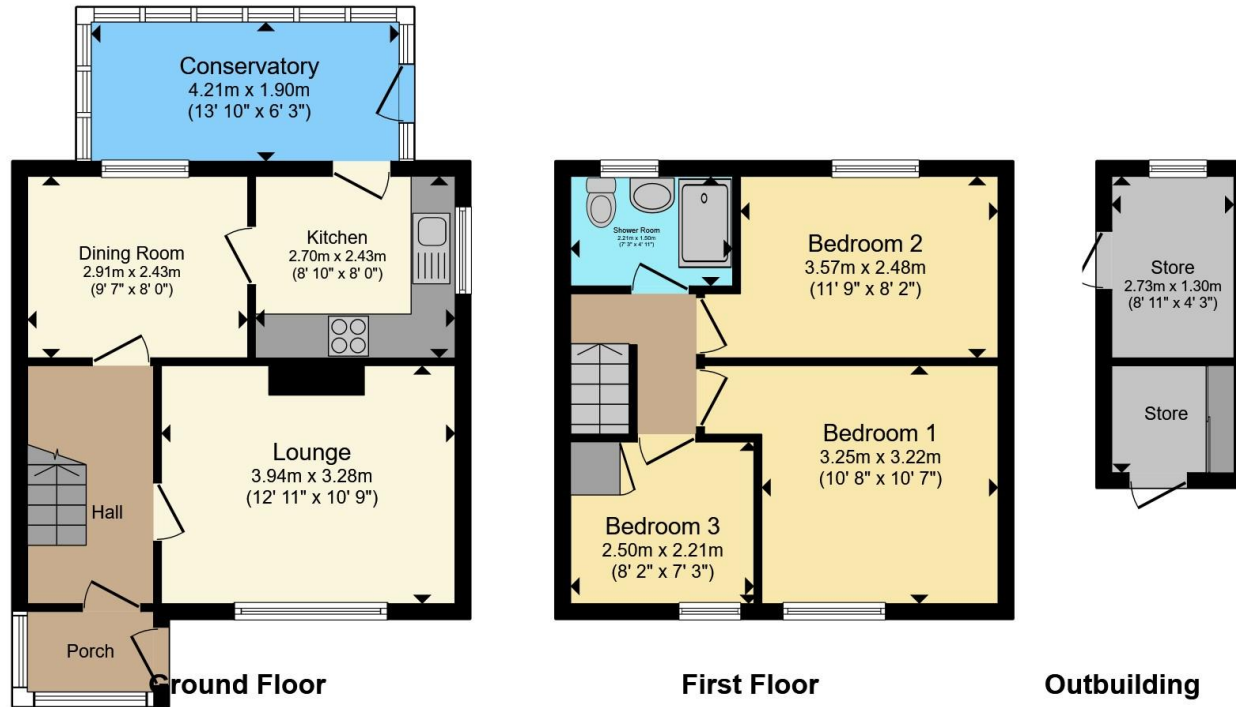
### Shower Room

With a double glazed window to the rear, wash hand basin, W.C, radiator, shower cubicle, and carpet.









Total floor area 85.5 m<sup>2</sup> (920 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). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
 GRANTHAM NG31 6PR

EPC Rating: Council Tax  
 Awaited Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309602](http://connells.co.uk/Property/GRM309602)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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