



12 North Parade, Grantham
£275,000

 **NEWTON FALLOWELL**

12 North Parade

Grantham

Grade II Georgian townhouse near town centre, with 4 bedrooms, 3 bathrooms, 2 receptions, large kitchen, courtyard garden, cellars, attic, and no onward chain.

Suitable as home or B and B.

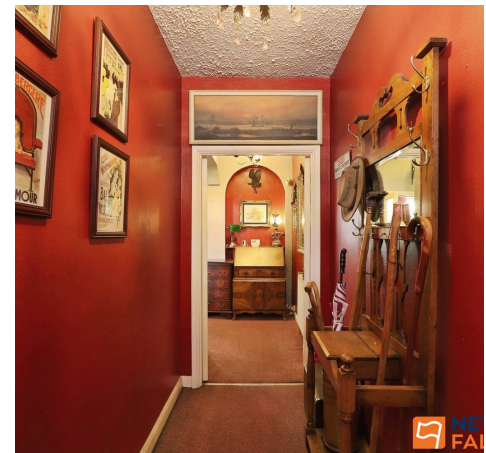
Council Tax band: C

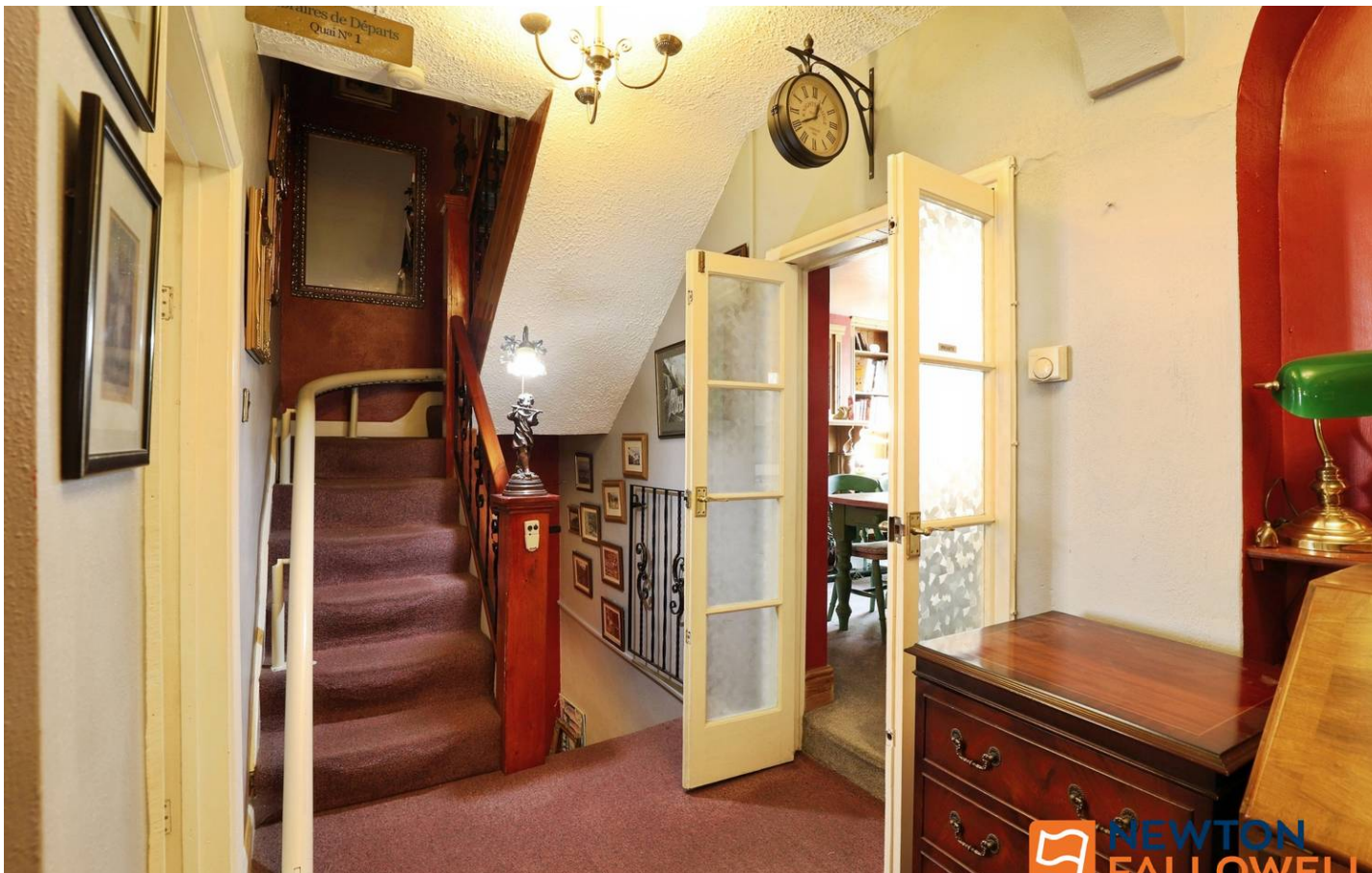
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Grade II Listed Georgian Town house
- Previously Run as a Popular B and B
- Accommodation of Character
- Two Delightful Reception Rooms
- Bespoke Kitchen
- Five Bedrooms and En Suite Facilities
- Gas Central Heating
- Courtyard Garden to Rear
- Close to Amenities and Station
- Rare Opportunity





ENTRANCE HALL

10' 0" x 3' 11" (3.06m x 1.20m)

Two steps up from metal railed forecourt with hand gate leading to entrance door with fan light over.

INNER HALL

16' 7" x 5' 9" (5.05m x 1.76m)

A welcoming inner hall with staircase off to upper floors and stairs descending to basement. Radiator and central heating thermostat.

CELLARS

Divided into three areas and providing good dry storage and ample shelving etc. Window to front elevation.

SITTING ROOM

12' 2" x 12' 0" (3.70m x 3.66m)

A charming room with window to front elevation, feature period fireplace, wooden surround and mantle shelf. Two fitted cupboards with shelves over either side of chimney breast.

DINING ROOM

16' 5" x 10' 0" (5.00m x 3.06m)

Feature fire place as sitting room, fitted shelves and wine rack. Radiator. Tilting window to rear elevation.

KITCHEN

17' 0" x 9' 4" (5.17m x 2.85m)

A substantial bespoke pine fitted kitchen with a butlers sink, range cooker with stainless steel hood over, plumbing for automatic washer, tiled splash backs and radiator. Vaulted ceiling with exposed purlin, quarry tiled floor, window to side and external half glazed door to garden.

FIRST FLOOR LANDING

14' 7" x 5' 7" (4.44m x 1.71m)

Staircase off to second floor and radiator.

BEDROOM

12' 3" x 11' 3" (3.73m x 3.44m)

Window with secondary double glazing and shelving. Radiator.





EN SUITE SHOWER

8' 8" x 3' 3" (2.65m x 0.98m)

Shower cubicle with Triton electric shower, wash hand basin/vanity unit and low level WC with concealed cistern. Tiled walls, fan heater and shaver point.

BEDROOM

10' 1" x 8' 4" (3.07m x 2.53m)

Window to rear elevation, radiator and wardrobes.

EN SUITE BATHROOM

5' 7" x 5' 7" (1.70m x 1.70m)

Paneled bath with shower over, wash basin/vanity unit and low level WC with concealed cistern. Fan heater.

SECOND FLOOR LANDING

Stairs off to attic room.

SHOWER ROOM

Situated off the landing and with a shower cubicle, Triton electric shower, radiator and extractor fan.

BEDROOM

13' 1" x 12' 3" (3.98m x 3.73m)

Window to front elevation, shelving and radiator.

EN SUITE WASHROOM

Low level WC and wash basin. Extractor fan and tiling.

BEDROOM

14' 7" x 10' 1" (4.44m x 3.08m)

Window to rear and hanging wardrobe.

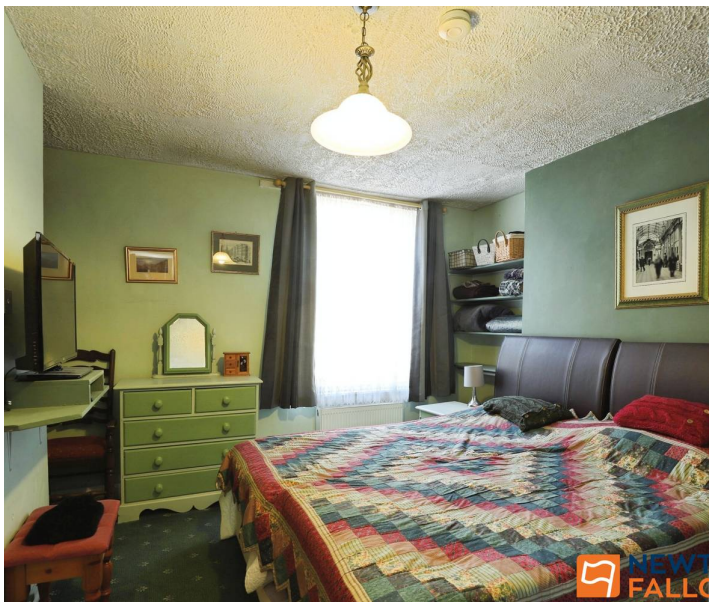
ATTIC/BEDROOM 5

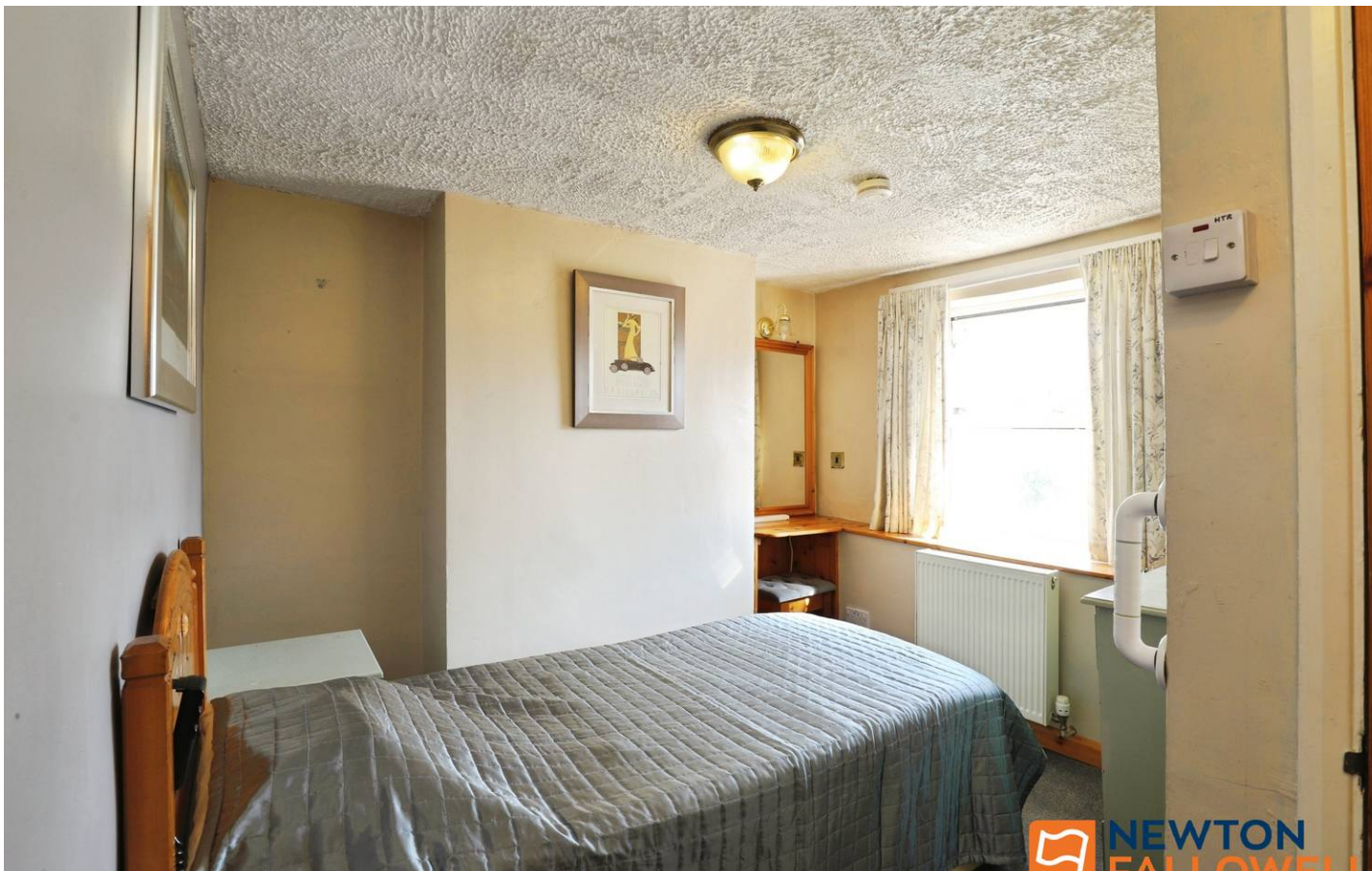
13' 2" x 10' 0" (4.02m x 3.06m)

A large attic room with electric heater and attractive views to St Wulframs and the town's roofscape.

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 regard.





COUNCIL TAX

The property is registered as Band C for Council Tax purposes.

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

VIEWING

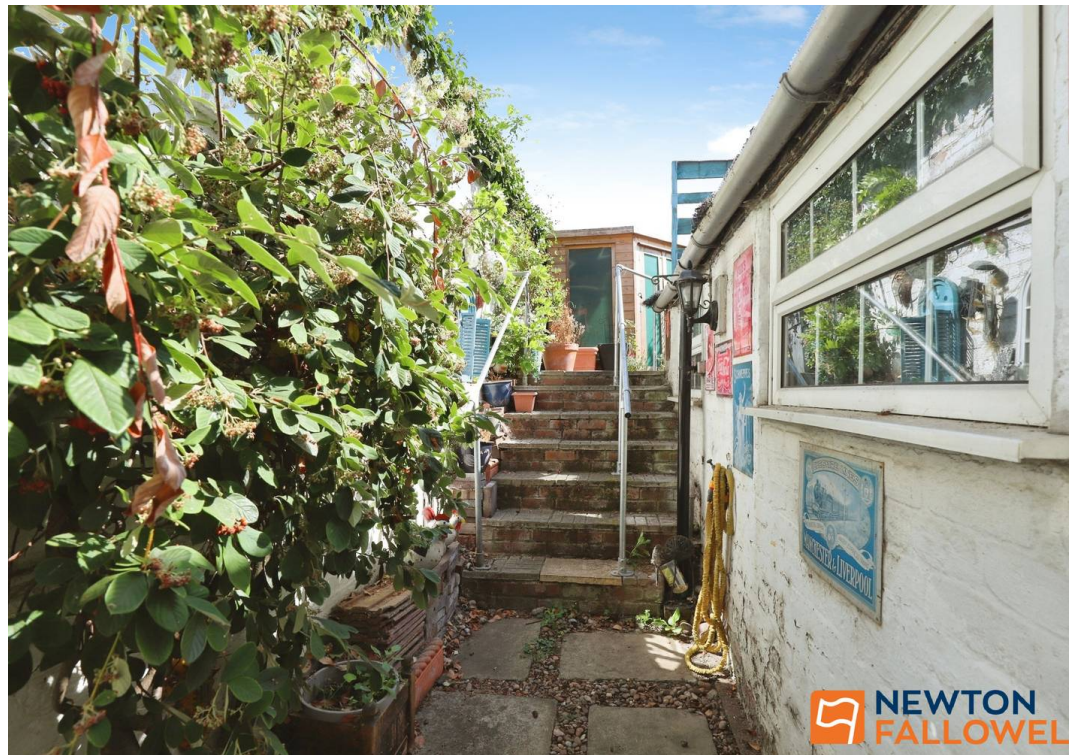
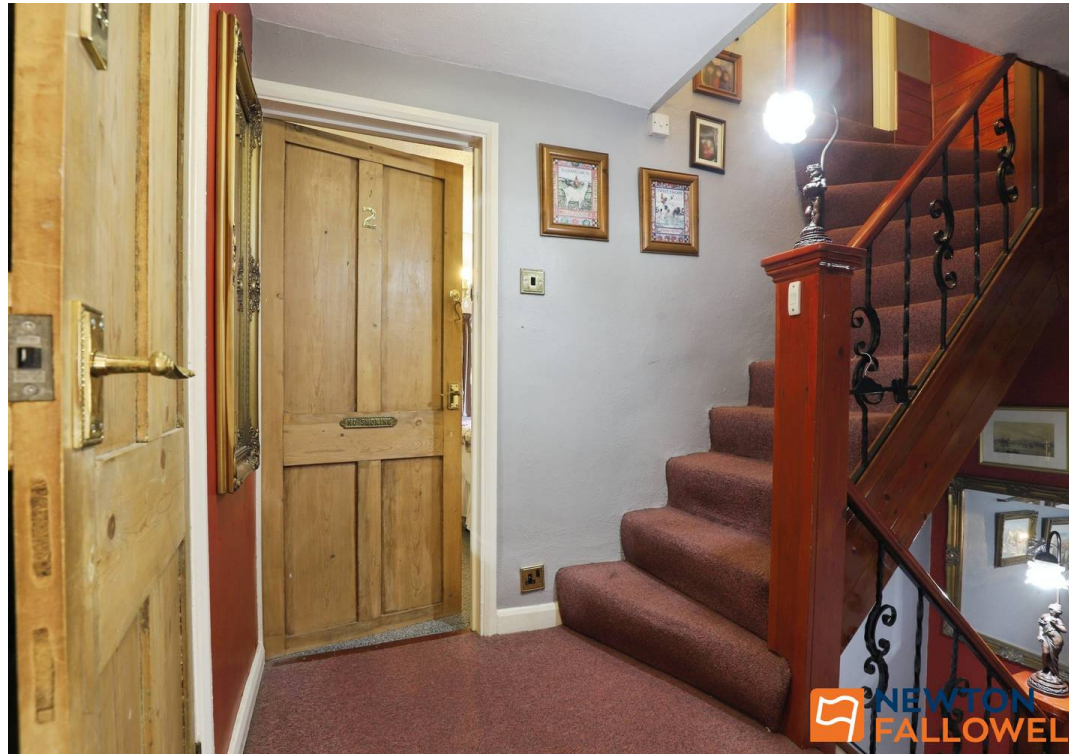
Viewing is arranged by prior appointment only through Newton Fallowell who will meet you at the property and show you around. Please note there is no parking available immediately outside the house though on street parking can be found in the area.

EN SUITE WASHROOM

With WC and wash basin. Tiled surround and shaver socket.









Total floor area 174.2 sq.m. (1,875 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

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