



111 Sunningdale, Grantham
£194,950

 **NEWTON FALLOWELL**

111 Sunningdale

Grantham

Modern three-bedroom semi on Sunningdale Estate with lounge, dining room, kitchen, driveway, good rear garden, and no chain. Close to shops and bus stop. C rated EPC.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern Semi Detached House
- Hall and Cloakroom/WC
- Lounge
- Separate Dining Room
- Fitted Kitchen
- Three Bedrooms
- Bathroom/WC
- Gardens
- Driveway Parking
- EPC Rating C





ENTRANCE HALL

With uPVC entrance door, stairs rising to the first floor landing, radiator.

CLOAKROOM / WC

5' 7" x 2' 10" (1.70m x 0.86m)

With uPVC obscure double glazed window to the front elevation, low level WC., corner wash handbasin, radiator.

LOUNGE

12' 11" x 12' 5" (3.93m x 3.78m)

Having uPVC double glazed window to the front elevation, feature fireplace, under stairs storage cupboard, radiator and glazed double doors to:

DINING ROOM

10' 8" x 7' 8" (3.25m x 2.34m)

With uPVC double glazed French doors to the garden, radiator and archway to:

KITCHEN

10' 8" x 7' 4" (3.25m x 2.24m)

With uPVC double glazed window to the rear elevation, part uPVC double glazed door to the side elevation, a range of base level cupboards with work surfaces over with matching eye level cupboards, inset sink and drainer, integrated oven and hob with extractor over, space and plumbing for washing machine, Ideal Logic wall mounted central heating boiler, tiled splashbacks, tiled floor.



FIRST FLOOR LANDING

With large linen cupboard, radiator and loft hatch access.

BEDROOM ONE

12' 7" x 9' 5" (3.84m x 2.87m)

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

BEDROOM TWO

8' 9" x 7' 5" (2.67m x 2.26m)

With uPVC double glazed window to the rear elevation, radiator.



BEDROOM THREE

7' 5" x 6' 7" (2.26m x 2.00m)

With uPVC double glazed window to the rear elevation, radiator.

BATHROOM / WC

6' 6" x 6' 2" (1.98m x 1.88m)

With uPVC obscure double glazed window to the side elevation, a white suite comprising panelled bath with shower and screen over, wash handbasin and low level WC., radiator, tiling to wet areas, extractor fan.

OUTSIDE

The property stands behind an open plan front garden and there is an additional area of garden opposite the house. There is a tarmac and paved driveway providing off-road parking and there is gated side access to the rear garden. The rear garden is of a good size and includes a paved patio, lawn, slate border, garden tap and 6ft close boarded fencing to the boundaries. The garden is 47'0" long by 24'8" wide.

AGENTS NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.





NOTE

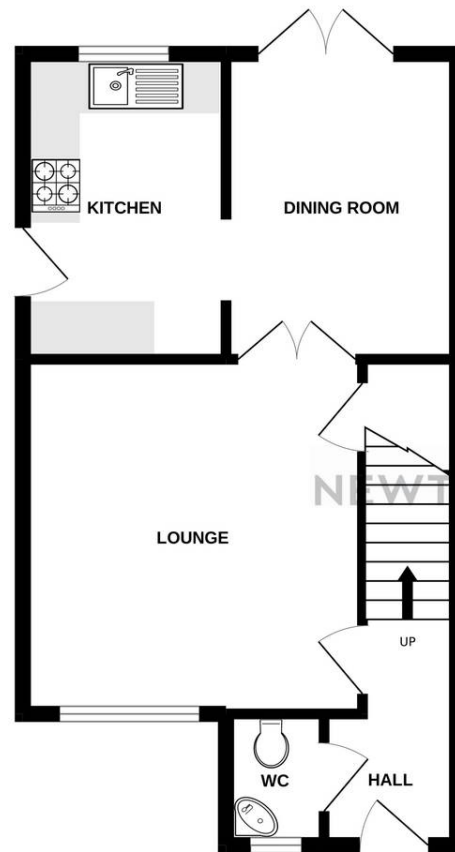
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services. For more information please call in the office or telephone 01476 591900.

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.
Made with Metropix ©2022

Newton Fallowell Grantham

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

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