



Winchester Road, Grantham NG31 8AD

welcome to

Winchester Road, Grantham

Spacious detached bungalow occupying a generous plot in a sought-after location. Offering three bedrooms, versatile living accommodation, attractive gardens, ample parking and a garage, this well-positioned home is ideal for those seeking comfortable single-storey living close to local amenities.



Lounge

12' 3" Maximum x 15' 10" (3.73m Maximum x 4.83m)

Dining / Sunroom

22' 2" x 10' 7" Minimum (6.76m x 3.23m Minimum)

Kitchen

Utility Room

9' 4" Widest Point x 5' 11" Widest Point (2.84m Widest Point x 1.80m Widest Point)

Bedroom One

11' 4" To Wardrobes x 9' 10" (3.45m To Wardrobes x 3.00m)

Bedroom Two

10' 10" x 10' 8" (3.30m x 3.25m)

Bedroom Three

10' 8" x 7' 5" (3.25m x 2.26m)

Family Bathroom

7' 7" x 6' 4" (2.31m x 1.93m)

Further Note

Conveniently situated close to a range of local amenities including a convenience store, pharmacy and hairdressers, the property also benefits from easy access to regular bus routes into the town centre and excellent road links via the A1, A52 and A46. Grantham offers an extensive selection of shops, restaurants, leisure facilities, parks, a cinema and highly regarded schooling, including two sought-after grammar schools. The town's mainline railway station provides direct services to London King's Cross and Edinburgh, making it ideal for commuters. The surrounding area also boasts a wealth of attractions, including Belton House, Rutland Water, St Wulfram's Church and Newark Castle.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Agents Note¹

'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 accordingly'



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welcome to

Winchester Road, Grantham

- Detached bungalow in a Sought After Location
- Spacious Lounge and Separate Extended Dining Room
- Three Bedrooms
- Private Enclosed Rear Garden with Patio Seating Area
- Driveway and Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: C



Total floor area 109.6 m² (1,180 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

william
h brown

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST114668 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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