

7 Elliot Close, Grantham

Guide Price £215,000

NEWTON FALLOWELL

7 Elliot Close

Grantham

Immaculate 3-bed semi in Grantham cul-de-sac with 2 receptions, modern kitchen, garden, sheds, parking, close to schools, parks, station. No chain. Ideal for families or commuters.
Council Tax band: A

Tenure: Freehold

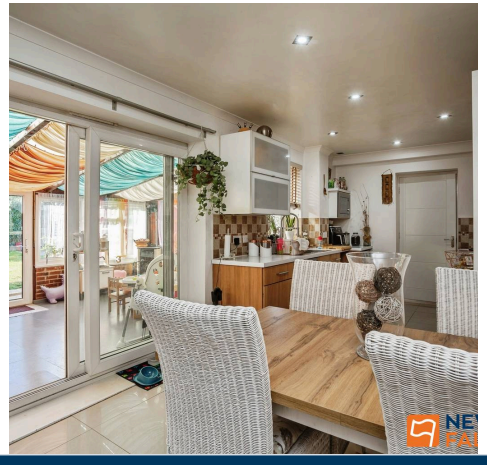
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO ONWARD CHAIN!
- Well-Presented Throughout
- Over 1,200 Square Foot Of Accommodation
- Lounge, Kitchen / Diner + Conservatory
- Cloakroom + Family Bathroom
- Utility Room
- Popular Residential Location
- Close To Grantham Town Centre / Amenities
- Viewing Highly Advised
- Fantastic Transport Links















GRANTHAM

The property is within walking distance of local amenities, the town centre and railway station. 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. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins. Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

ENTRANCE HALL

LOUNGE
13' 7" x 12' 1" (4.14m x 3.68m)

KITCHEN / DINER
20' 8" x 8' 6" (6.29m x 2.60m)

UTILITY ROOM
4' 11" x 4' 6" (1.49m x 1.36m)

CLOAKROOM

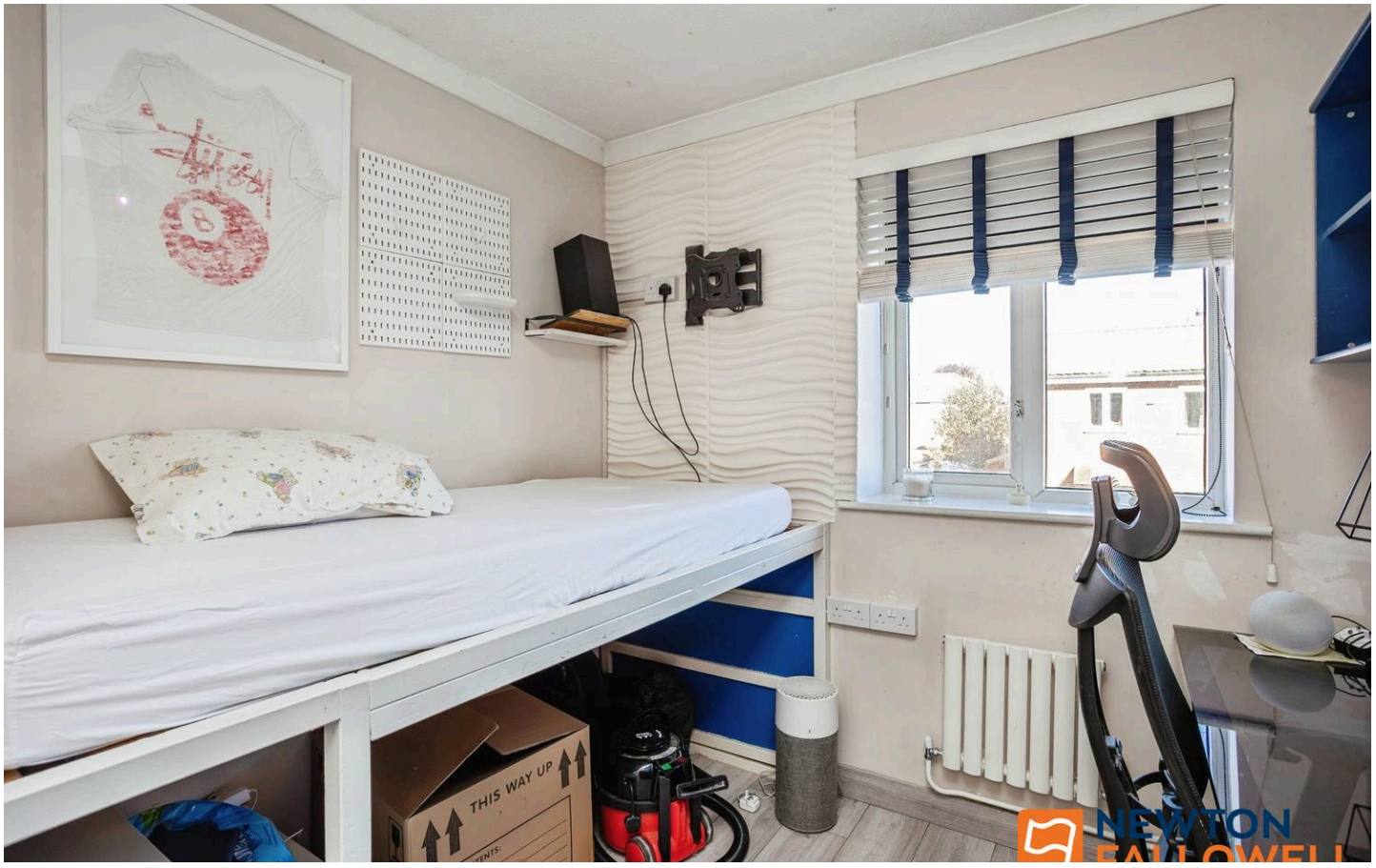
CONSERVATORY
19' 6" x 12' 4" (5.95m x 3.77m)

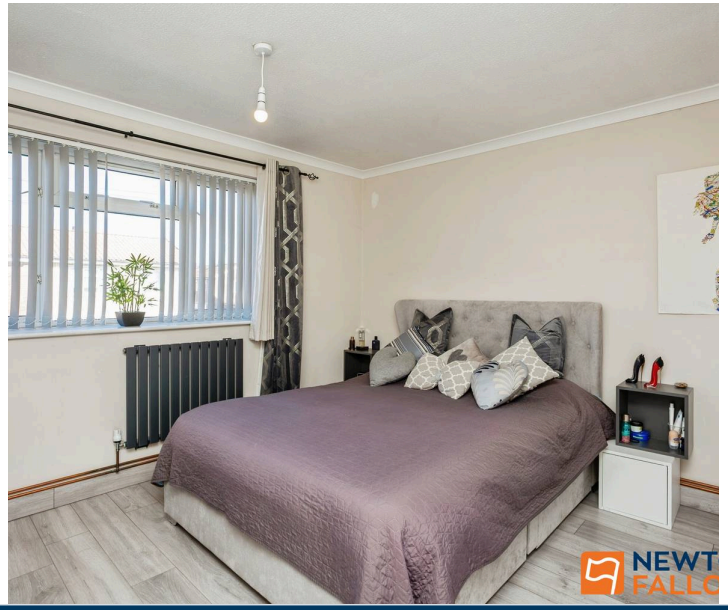
FIRST FLOOR LANDING

BEDROOM ONE
12' 2" x 12' 0" (3.70m x 3.67m)

BEDROOM TWO
13' 8" x 8' 6" (4.16m x 2.60m)

BEDROOM THREE
9' 3" x 8' 5" (2.83m x 2.57m)







FAMILY BATHROOM

7' 1" x 5' 10" (2.15m x 1.78m)

CONSTRUCTION

The property is of non-standard construction, comprising a steel frame with concrete panel construction. Prospective purchasers are advised to check mortgage availability and buildings insurance suitability with their chosen lender prior to proceeding

AGENTS NOTE

Please note these particulars 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. 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

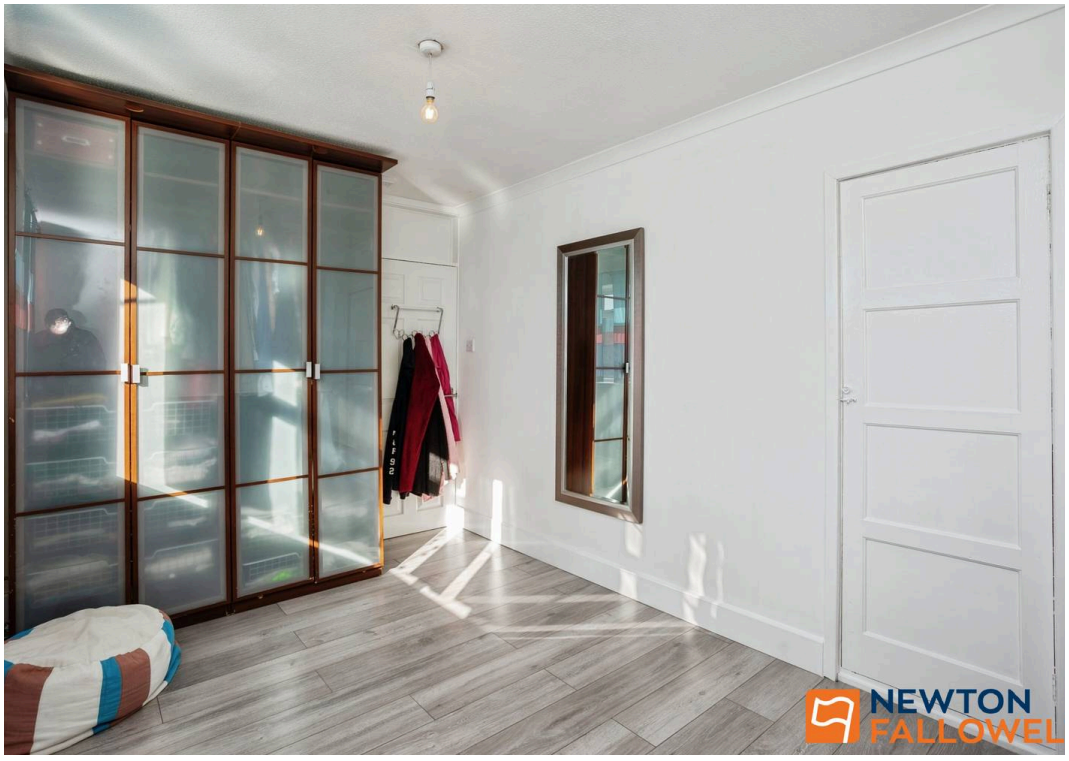
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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



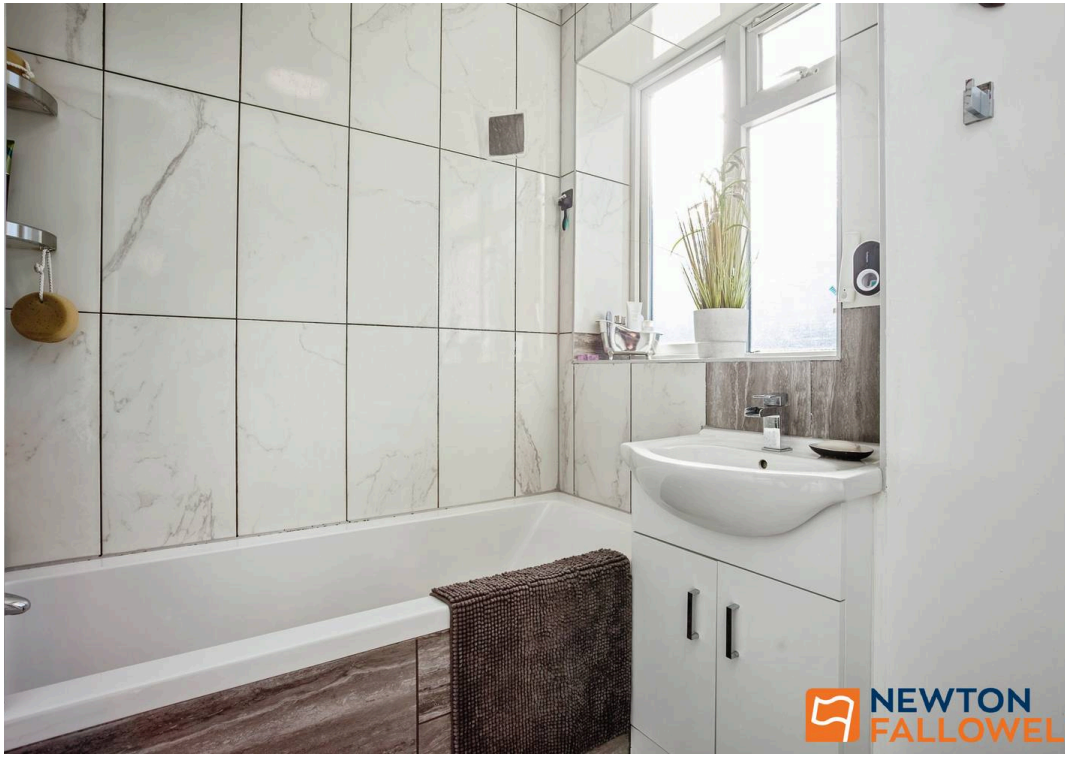


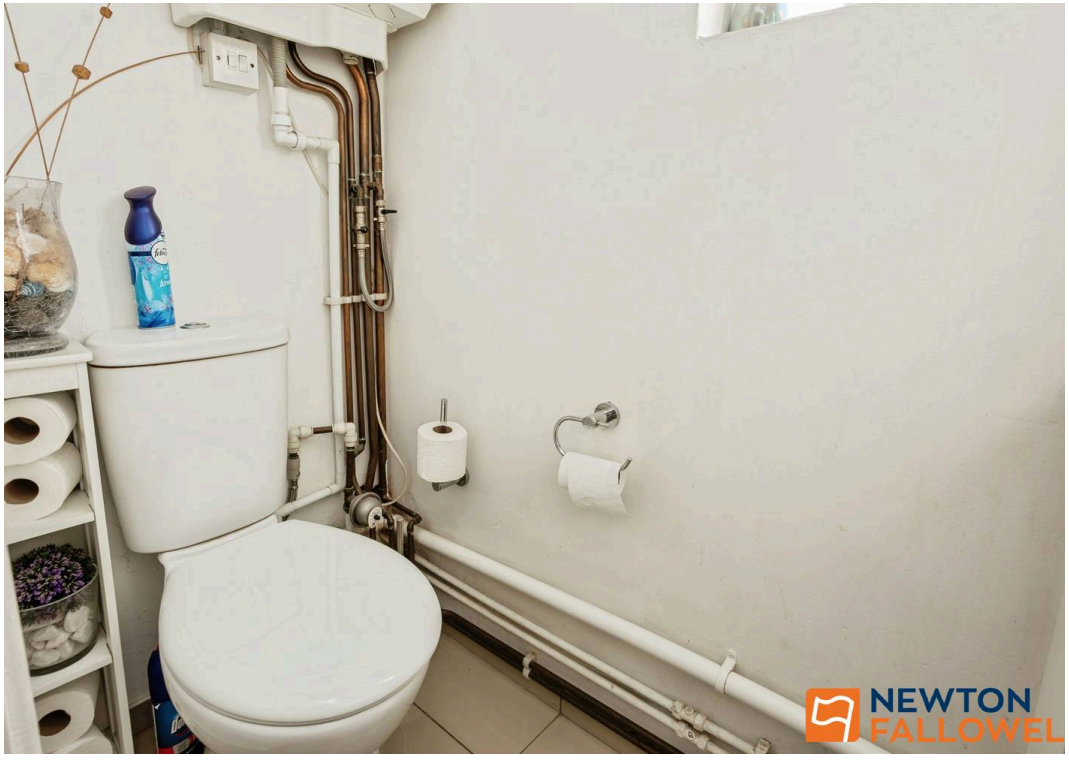

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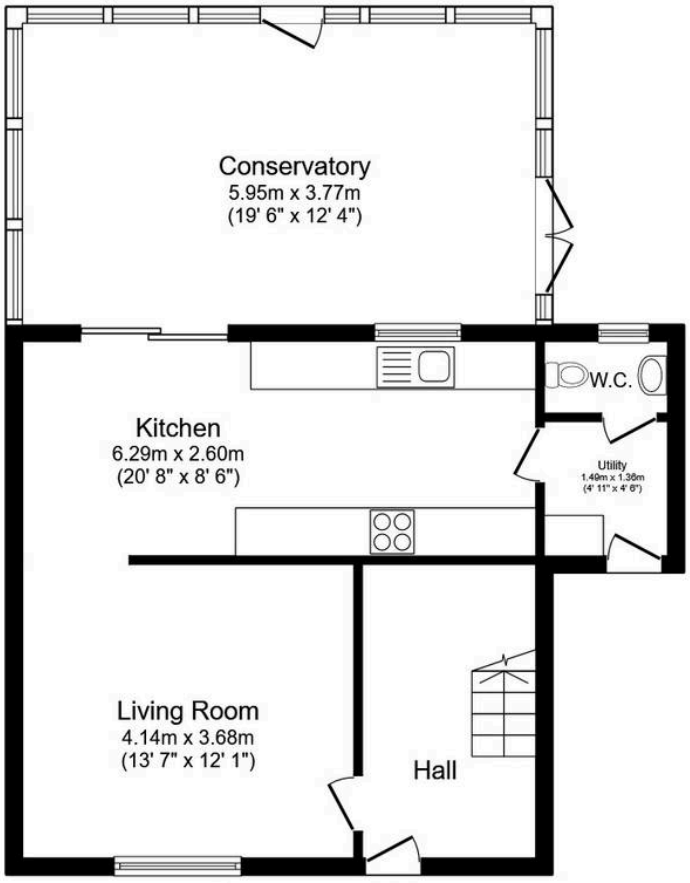



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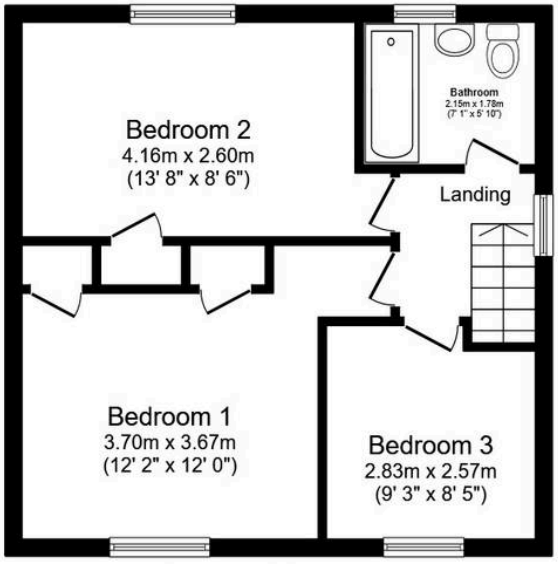

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Ground Floor



First Floor

Total floor area 112.6 sq.m. (1,212 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.focalagent.com

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