

67 Sunningdale, Grantham

Offers Over £170,000

NEWTON FALLOWELL

67 Sunningdale

Grantham

Attractive 3-bed semi in Sunningdale, Grantham. Private drive, enclosed garden, spacious kitchen, modern bathroom. Close to Belton House, schools, shops, parks, and transport links.
Council Tax band: B

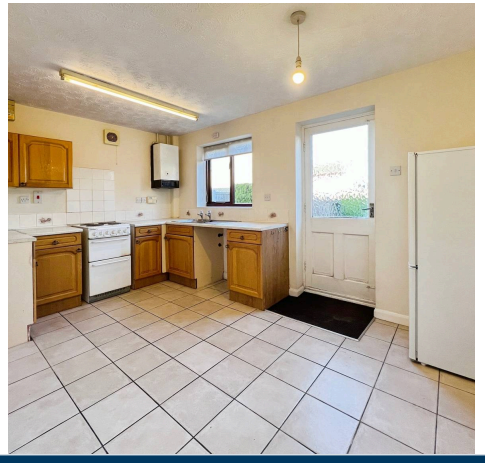
Tenure: Freehold

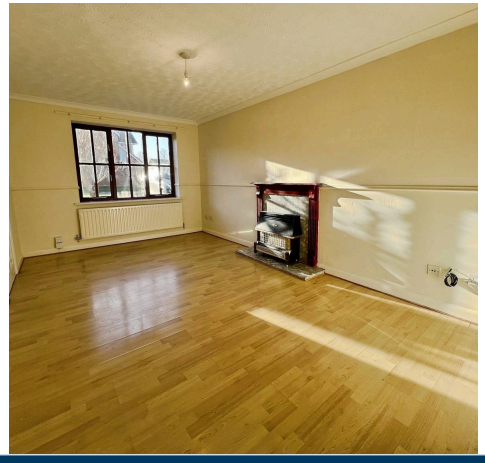
EPC Energy Efficiency Rating: D

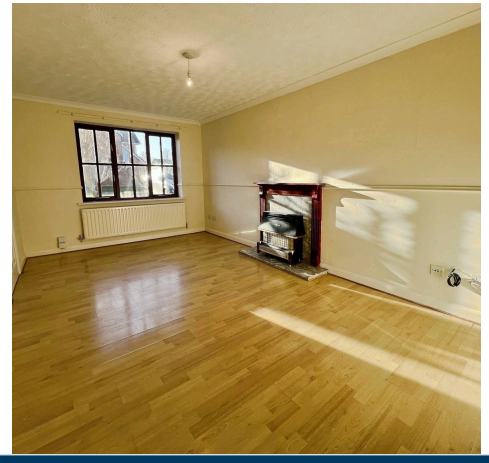
EPC Environmental Impact Rating: E

- Semi-detached House
- Popular & Convenient Location
- Three Bedrooms
- Driveway Parking
- Modern Family Bathroom
- Generous Rear Garden
- Ideal First Home/Investment
- Well Presented Throughout
- Council Tax Band B
- Energy Rating D















ENTRANCE HALL

LOUNGE
10' 4" x 13' 9" (3.16m x 4.19m)

KITCHEN / DINER
9' 2" x 13' 9" (2.80m x 4.19m)

LANDING

BEDROOM ONE
9' 3" x 11' 9" (2.82m x 3.58m)

BEDROOM TWO
9' 10" x 6' 5" (3.00m x 1.95m)

BEDROOM THREE
7' 0" x 6' 9" (2.14m x 2.05m)

FAMILY BATHROOM
5' 9" x 7' 0" (1.75m x 2.13m)

SERVICES
Mains water, gas, electricity and drainage are connected.

COUNCIL TAX
The property is in Council Tax Band B.

DIRECTIONS
From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Take the right turn at the Manthorpe Road traffic lights on to Belton Lane and continue along eventually taking the right turn on to Sunningdale. The property is on the left-hand side.







NOTE

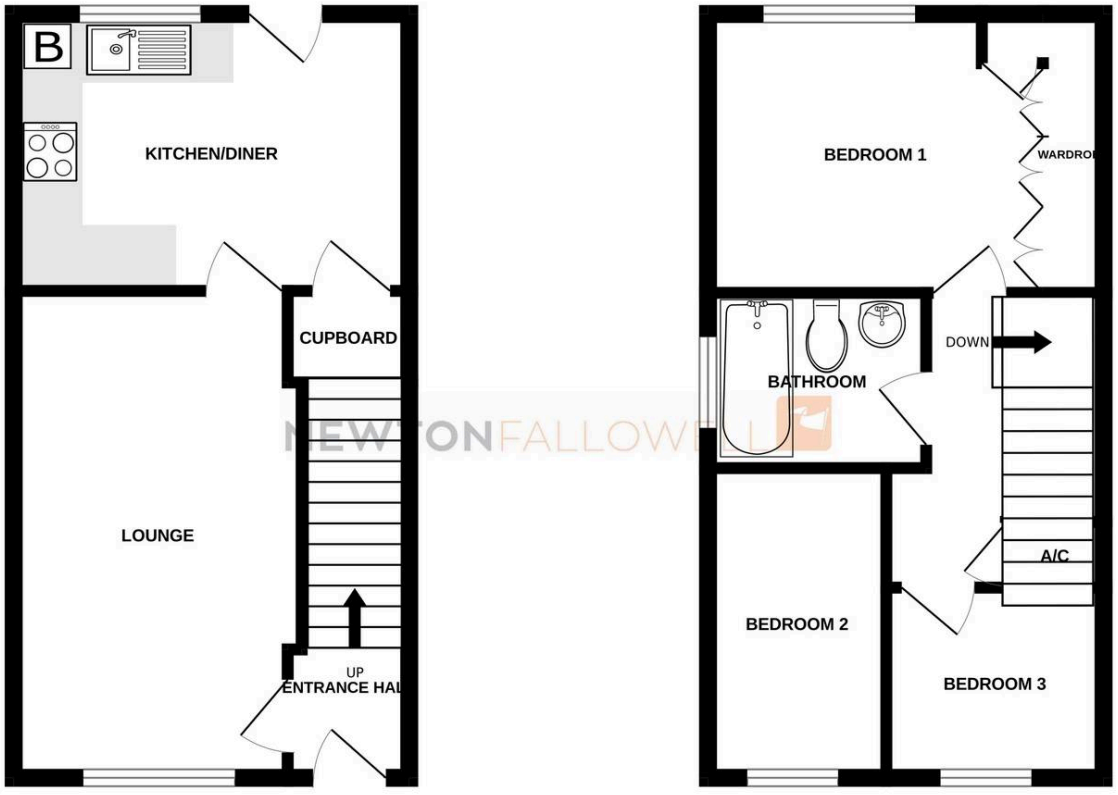
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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.
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