



7b Edward Street, Grantham
£99,500

 **NEWTON FALLOWELL**

7b Edward Street

Grantham

Immaculate 1-bed ground-floor apartment near Grantham centre with Share of Freehold, modern upgrades, private courtyard, and character features. Ideal for first-time buyers or investors.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Sold With Share Of The Freehold
- Recently Installed Boiler and Full Re-Wire Completed
- Spacious Double Bedroom
- Cosy Central Lounge
- Separate Shower Room & WC
- Private Courtyard Garden
- Prime Town Centre Location
- Ideal Turn-Key Property
- Viewing Highly Advised
- Close To Local Amenities





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.

Kitchen

9' 2" x 9' 7" (2.80m x 2.91m)

A stylish kitchen featuring base units topped with contrasting dark work surfaces, complementary forest-green wall units, and rustic timber cladding. Equipped with a stainless steel sink, an integrated oven setup, modern rubber stud flooring, and a side door providing direct access to the private courtyard.

Lounge

13' 9" x 15' 3" (4.19m x 4.64m)

A warm and characterful central reception room featuring rich wood-effect flooring, a traditional ceiling rose, and an eye-catching decorative fireplace surround. This atmospheric lounge offers generous proportions for seating and entertainment furniture while serving as the welcoming heart of the home.

Bedroom

13' 7" x 12' 0" (4.14m x 3.67m)

An impressively proportioned double bedroom packed with individual style, featuring rustic timber-clad walls, fitted carpets, and dual double-glazed windows that bring in plenty of natural light.





Shower Room

8' 9" x 5' 4" (2.66m x 1.62m)

A stylishly finished shower room featuring a walk-in tiled enclosure with a glass screen, a wash hand basin, and light tiled flooring

W/C

5' 7" x 2' 7" (1.70m x 0.79m)

A separate cloakroom fitted with a low-level WC, half-tiled walls, light floor tiling, and a window to the side aspect providing natural light and ventilation.

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.

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.





GROUND 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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