

116 North Parade, Grantham

£277,875

NEWTON FALLOWELL

116 North Parade

Grantham

Impressive four-storey period home in Grantham centre with four bedrooms, cellar, gardens, parking access and period features. Close to amenities, schools and direct rail links to London.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- 1,682 Square Foot Of Accommodation
- Victorian Terraced Home
- Four Generous Bedrooms
- Boasts Stunning Character Features
- Spacious Living Room and Dining Area
- Private Rear Garden & Balcony
- Cellar Providing Excellent Storage Space
- Close To Grantham Town Centre
- Fantastic Links To A1 & Train Station
- Shower Room, Bathroom & W/C

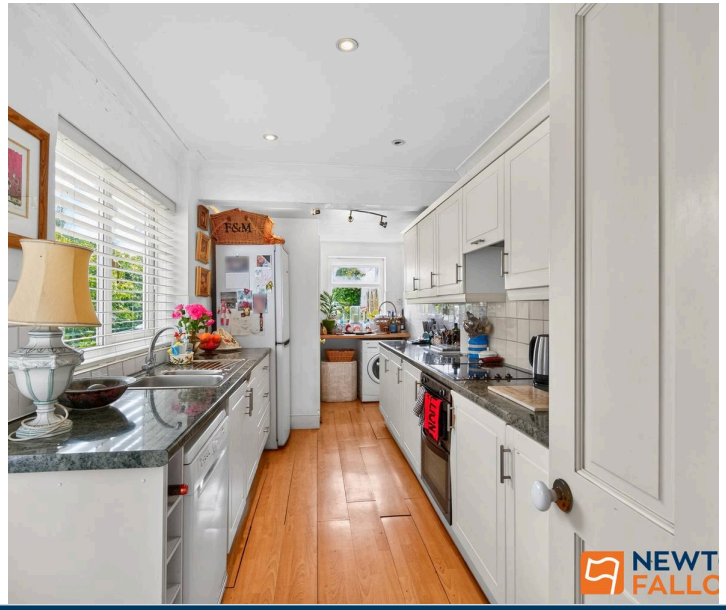


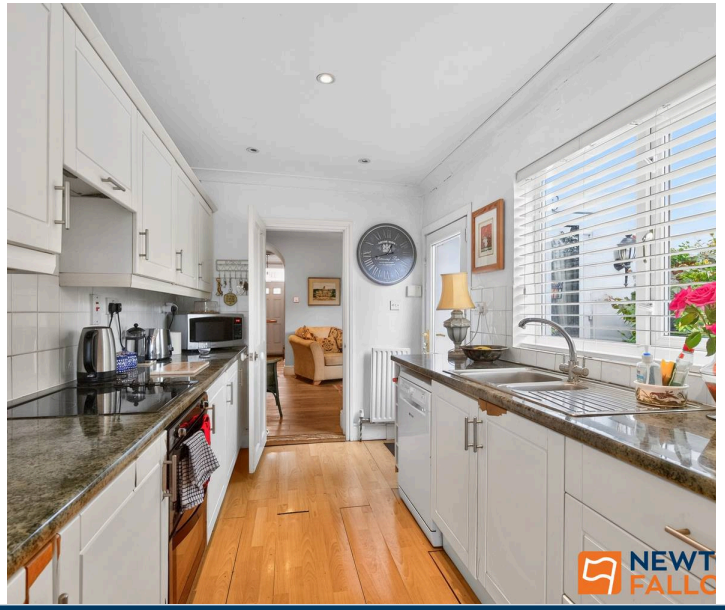












ENTRANCE HALL

A welcoming entrance hall provides access to the principal ground floor accommodation and features a staircase rising to the first floor. A radiator provides warmth, while an open archway creates a seamless connection to the living room.

LIVING ROOM

11' 4" x 12' 0" (3.45m x 3.66m)

Positioned at the front of the property, this attractive reception room benefits from a double-glazed sash-style window allowing plenty of natural light. Character features include an ornate cast-iron fireplace and beautifully stripped solid wood flooring. The room is further enhanced by a radiator and television connection points.

DINING ROOM

16' 2" x 11' 4" (4.92m x 3.46m)

A spacious dining room offering an excellent setting for entertaining and family gatherings. Double-glazed French doors open directly onto the rear garden, creating a wonderful indoor-outdoor connection. The room features solid wood flooring, a decorative fireplace, television points, a radiator, and access to the cellar.

KITCHEN

19' 5" x 7' 5" (5.92m x 2.26m)

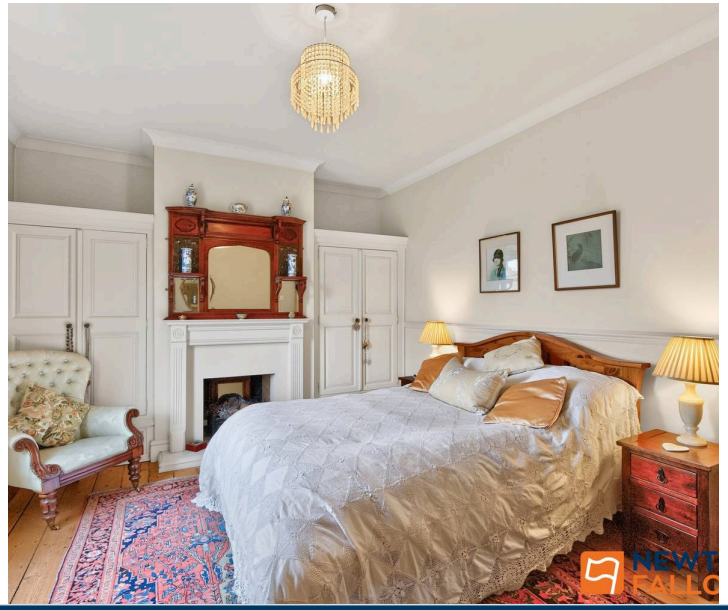
Fitted with a contemporary range of white wall and base units complemented by laminate work surfaces, the kitchen offers both style and practicality. Integrated appliances include an electric hob and single electric oven, while additional space is available for a tall fridge freezer and washing machine. A stainless-steel sink with mixer tap sits beneath windows overlooking the rear garden, with natural light entering from two aspects.

CLOAKROOM

2' 10" x 4' 8" (0.87m x 1.43m)

Conveniently located on the ground floor, the cloakroom comprises a low-level WC and wash hand basin with tiled splashbacks. Additional features include a side-facing double-glazed window and radiator.







CELLAR

12' 0" x 11' 0" (3.65m x 3.35m)

A useful cellar space with power and lighting, offering excellent storage potential through a range of built-in cupboards. Stairs provide direct access back to the dining room.

FIRST FLOOR LANDING

Providing access to the first-floor rooms and the staircase to the second floor, the landing retains attractive stripped wooden floorboards that complement the property's character.

BEDROOM ONE

14' 2" x 11' 4" (4.32m x 3.46m)

This generously sized room enjoys a front-facing sash-style double-glazed window, decorative fireplace, stripped wooden flooring, and original built-in storage cupboards currently utilised as wardrobes. A radiator and television points complete the space.

BEDROOM FOUR

10' 0" x 9' 0" (3.04m x 2.74m)

Overlooking the rear garden, this well-proportioned bedroom features a double-glazed window, original glazed storage cupboard, and radiator.

FAMILY BATHROOM

11' 1" x 7' 6" (3.38m x 2.29m)

Beautifully designed to complement the period character of the home, the bathroom is fitted with a roll-top claw-foot bath, Victorian-style low-level WC, and pedestal wash hand basin. Exposed brickwork adds further charm, while a radiator, side window, and double-glazed door leading onto the rear balcony complete the room.

BALCONY

A private elevated balcony offering a peaceful outlook over the rear garden and surrounding green space. This versatile outdoor area provides an ideal spot for morning coffee, al fresco dining, or simply relaxing while enjoying the views and abundance of natural light.







SECOND FLOOR LANDING

The landing provides access to all second-floor accommodation.

BEDROOM TWO

16' 0" x 11' 5" (4.88m x 3.47m)

A spacious double bedroom featuring a front-facing double-glazed sash-style window, original built-in storage cupboards, an over-stairs walk-in wardrobe area, radiator, and television points.

BEDROOM THREE

8' 11" x 9' 2" (2.71m x 2.79m)

A comfortable bedroom overlooking the rear of the property, benefiting from a double-glazed window and radiator.

SHOWER ROOM

Finished in a contemporary style, the shower room comprises a low-level WC, wash hand basin, and a generous shower enclosure with fitted shower. Stylish bevel-edged brick-effect tiling enhances the space, while a radiator and rear-facing double-glazed window provide additional comfort and practicality.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.

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.







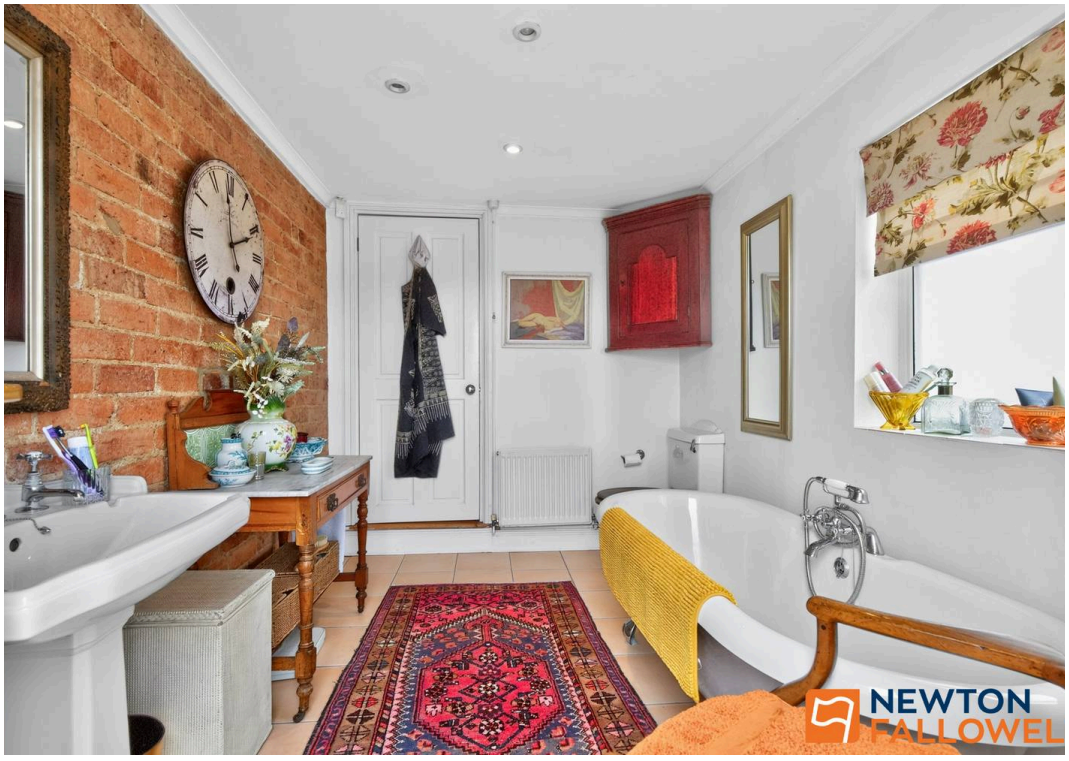
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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on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





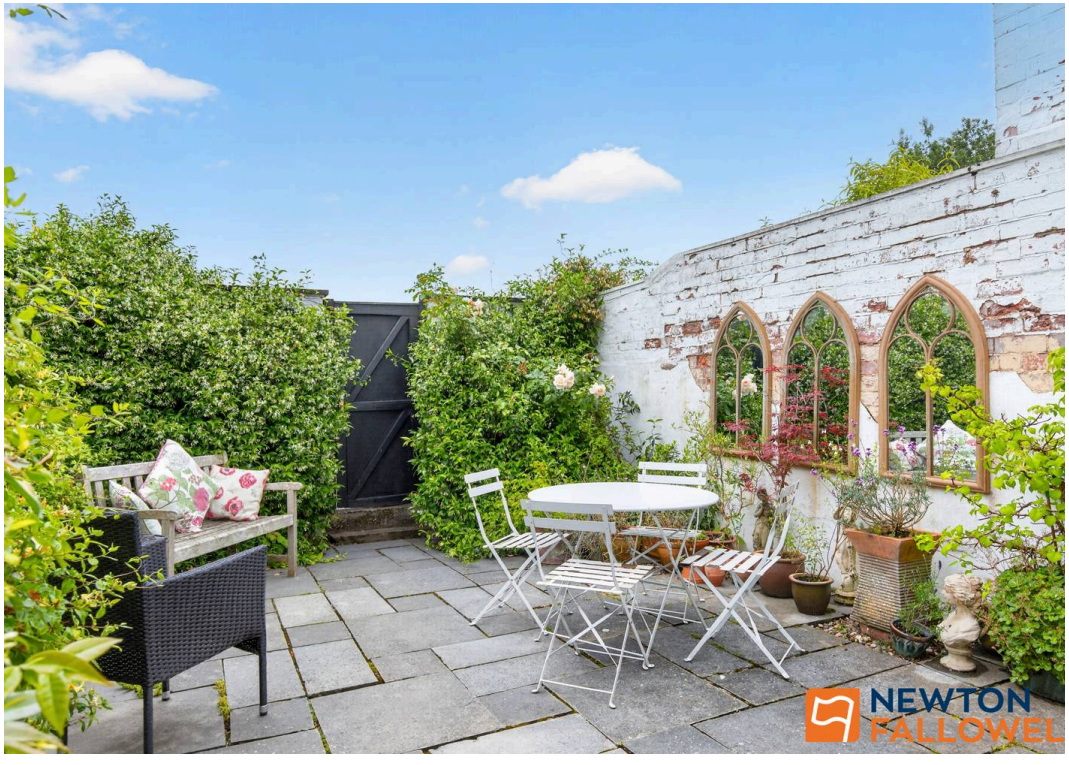






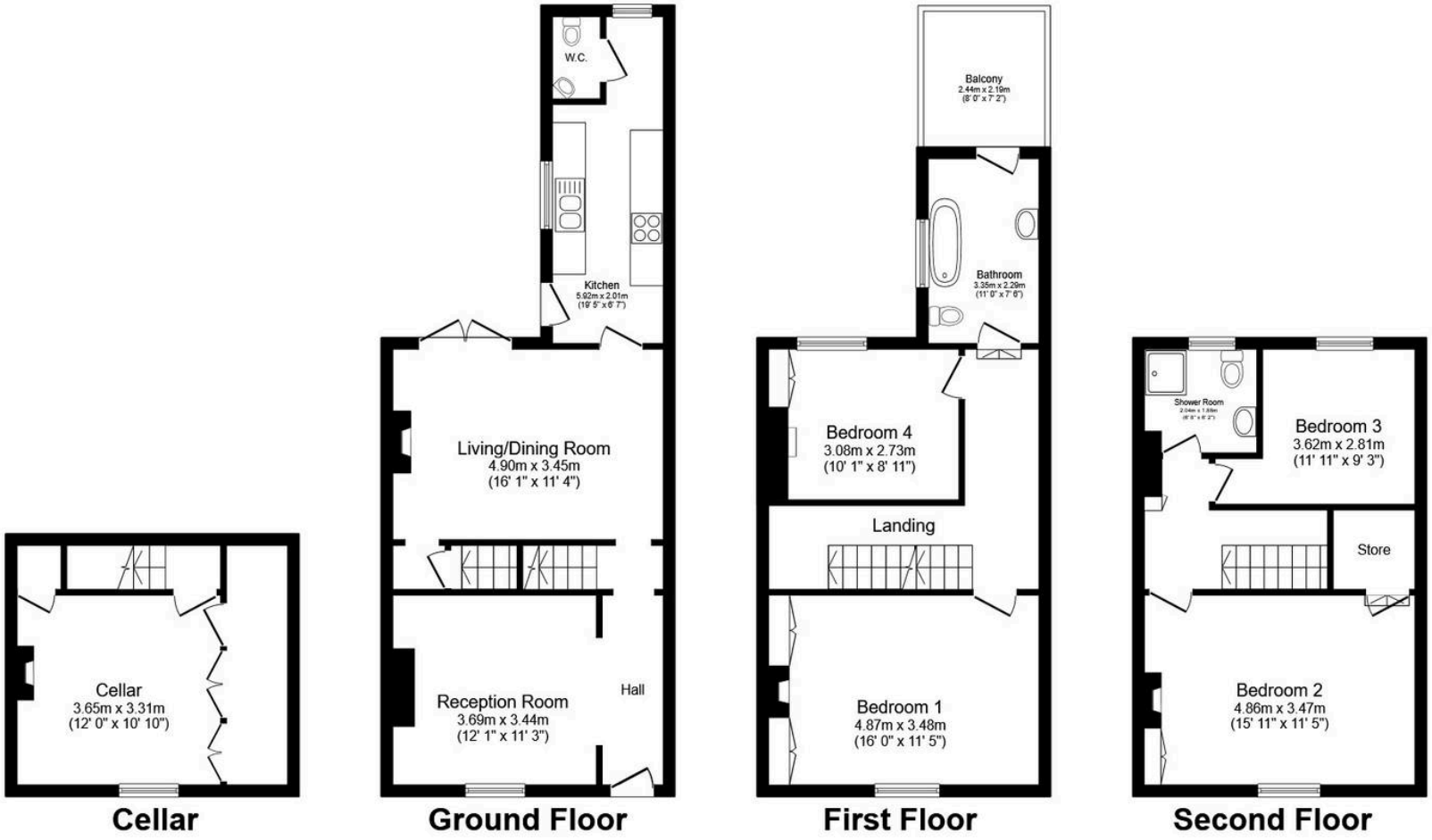












Total floor area 156.3 sq.m. (1,682 sq.ft.) approx

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