



18 Hudson Way, Grantham
£227,500

 **NEWTON FALLOWELL**

18 Hudson Way

Grantham, Grantham

Modern detached house in Brambles development with 3 bedrooms, kitchen/diner, lounge, garage, driveway parking, and private low maintenance garden. Near railway station and amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern Detached House
- Three Bedrooms
- Popular Brambles Location
- Bathroom/WC
- Hall and Ground Floor WC
- Linked Garage and Drive
- Kitchen/Dining Room
- Private Rear Garden
- Lounge with Patio Doors
- EPC Rating C





ENTRANCE HALL

With half glazed entrance door, laminate floor, staircase off to the first floor accommodation and radiator.

CLOAKROOM/WC

Having low level WC., wash basin, radiator, laminate floor, electric consumer unit, Ideal wall mounted gas fired boiler and uPVC obscure double glazed window to the front elevation.

KITCHEN/DINING ROOM

11' 1" x 12' 4" (3.38m x 3.76m)

Fitted with a range of base cupboards, working surfaces and wall cupboards, inset one and a half bowl stainless steel sink and drainer, integrated oven and hob, space and plumbing for washing machine, radiator, laminate floor, tiled splashbacks, under stairs storage cupboard, uPVC double glazed window to the rear and external half glazed door to the rear.

LOUNGE

9' 4" x 12' 4" (2.84m x 3.76m)

With uPVC double glazed patio doors to the rear garden, uPVC double glazed window to the front elevation, feature marble style fireplace, radiator, coving, and laminate flooring.

FIRST FLOOR LANDING

With uPVC double glazed window to the front elevation, loft hatch to roof space and radiator.

BEDROOM 1

9' 6" x 12' 3" (2.90m x 3.73m)

Having uPVC double glazed window to the rear elevation, radiator and coving.

BEDROOM 2

8' 6" x 9' 5" (2.59m x 2.87m)

Having uPVC double glazed window to the rear elevation and coving.





BEDROOM 3

7' 2" x 8' 0" (2.18m x 2.44m)

With uPVC double glazed window to the front elevation and radiator.

BATHROOM

6' 0" x 8' 6" (1.83m x 2.59m)

Having uPVC obscure double glazed window to the front elevation, a white suite comprising panelled bath with Triton electric shower and screen over, wash basin and low level WC., tiling, radiator, electric shaver socket and extractor fan.

GARAGE

9' 0" x 17' 5" (2.74m x 5.31m)

With up-and-over door, light and power connected and door to the rear garden.

AGENT'S 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.

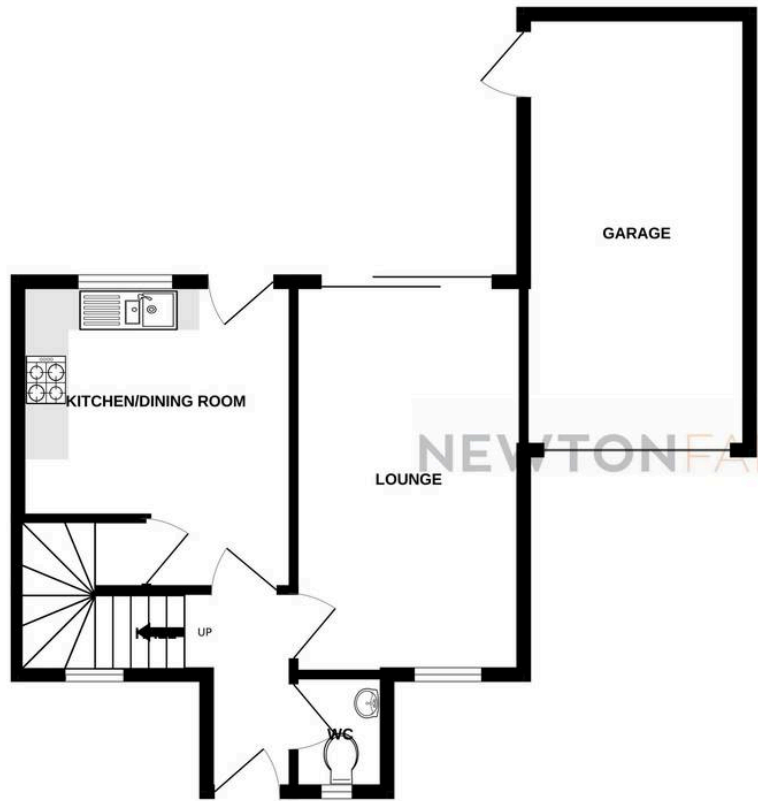
NOTE

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GROUND FLOOR



1ST FLOOR



NEWTONFALLOWELL



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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Newton Fallowell, 68-69 High Street - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/