



South Parade, Grantham



- Newly Refurbished Period Home
- Four Bedrooms
- Approx 1500 Square Feet
- Refitted Bath and Walk in Shower
- Two Large Reception Rooms
- Driveway Parking for Small Car
- Freehold
- EPC rating C

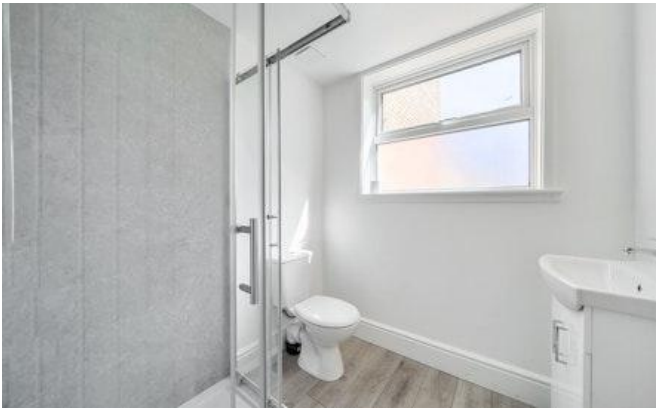


5 South Parade has benefitted from a thorough and careful restoration to include rewiring, replastering, new floors, new central heating, rewiring, new kitchen and bathroom fittings. Well considered alterations have incorporated a utility room, ground floor shower room and an enlarged fourth bedroom. The result is a very impressive family home providing deceptively spacious accommodation of approaching 1500 square feet and briefly comprising as follows: Entrance hall, kitchen/breakfast room, utility room, shower room, sitting room, dining room **FOUR GOOD SIZED BEDROOMS** and a family bathroom which includes a walk in shower. Outside there is driveway parking for a small car, the possibility of installing an electric car charge point and a **SECURE** enclosed rear garden with a useful **OUTBUILDING**. The property will appeal to those looking for a home of character with excellent living space but do not have the time and energy to arrange renovations. **NO ONWARD CHAIN.**

GRANTHAM

The property is situated to the south of the town centre and within easy walking distance of a range of retail premises including the nearby Dunelm store. Work is now advancing on Grantham's new **SOUTHERN BYPASS** which is due to operate by 2028 and will take away much of the traffic currently passing through the town. Grantham has a station on the East Coast Mainline giving access to London Kings Cross with a journey time from around **70 MINUTES** and making for practical commuting. There is also a cross country service to **NOTTINGHAM**. Schooling in the town is of a high quality and includes the well known boys and girls Grammar Schools, Kings and Kesteven Girls.





ACCOMMODATION

ENTRANCE PORCH

Glazed open entrance porch in period style approached via a new stone pathway. Heavy entrance door with clear fan light over and security locks. Outside lighting.

ENTRANCE HALL

1.78m x 1.43m (5'10" x 4'8")

Spacious hall with laminate floor and carpeted staircase off to first floor. Under stairs cupboard and electricity cupboard containing a new consumer unit. Mains smoke detector, Half glazed inner door to kitchen.

KITCHEN/BREAKFAST ROOM

3.56m x 3.6m (11'8" x 11'10")

Attractively refitted with a range of base cupboards and drawers, stone style worktops and upstands as well as wall cupboards. Inset stainless steel sink with mixer tap, integrated oven and ceramic hob with stainless steel hood over. Plumbing for auto washer. Laminate floor, Baxi wall mounted (in cupboard) combination boiler, Upvc double glazed window to rear elevation and external half glazed Upvc door to garden.

UTILITY ROOM

1.63m x 1.91m (5'4" x 6'4")

Fitted work top, plumbing for auto washer, extractor fan and laminate floor.

SHOWER ROOM

1.83m x 1.9m (6'0" x 6'2")

Shower cubicle, washbasin with mixer tap, and low level WC. Upvc double glazed window to rear, extractor fan and cushioned laminate floor.

SITTING ROOM

4.23m x 4.25m (13'11" x 13'11")

Plus bay window 2.3m x 1.00m. A stylish sitting room with high period ceilings and a wide Upvc glazed bay window to the front elevation. Laminate floor, arched recesses and radiator.

DINING ROOM

4.2m x 4.22m (13'10" x 13'10")

A second reception room with a lovely high 2.3 metre ceilings and Upvc double glazed windows to front and side. Laminate floor and radiator.

FIRST FLOOR LANDING

Upvc double glazed window to side and laminate flooring. Loft trap and ladder to roof space. Laminate flooring, radiator and mains smoke alarm.

BEDROOM 1

4.14m x 4.2m (13'7" x 13'10")

Upvc double glazed window to front elevation, radiator and laminate flooring.

BEDROOM 2

4.16m x 4.2m (13'7" x 13'10")

Period fire grate, Upvc double glazed window to front elevation, radiator and laminate flooring.

BEDROOM 3

3.3m x 3.58m (10'10" x 11'8")

Upvc double window to rear, radiator, laminate flooring.

BEDROOM 4

1.97m x 3.38m (6'6" x 11'1")

Upvc double glazed window to front elevation, radiator and laminate flooring.

BATHROOM

2.2m x 2.58m (7'2" x 8'6")

Comprehensively fitted with a new suite comprising a white panelled bath, pedestal washbasin and low level WC. Separate walk in shower and screen with Victorian style chrome shower head, hand held shower and mixer taps. Cushioned laminate flooring, radiator, extractor fan and Upvc double glazed window to side.





SERVICES

Mains gas, electricity, water and drainage are connected. New gas fired central heating with a combination boiler has been installed. The property also benefits from owned solar panels. We have not tested the services or appliances and prospective purchasers must rely on their own enquiries.

OUTSIDE

The house stands behind a low walled front garden with a short graveled drive providing off road parking for a small car and the possibility of installing an electric car charge point if required. A new stone path leads to the front door and there are planting areas beneath the boundary wall. Graveled pathway to the side leading through a lockable door to the secure rear garden. The rear garden also comprises graveled areas and a lawn is to be seeded. New boarded boundary fencing for security and privacy. USEFUL OUTBUILDING.

AGENTS NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and before a memorandum of sale can be issued.

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.

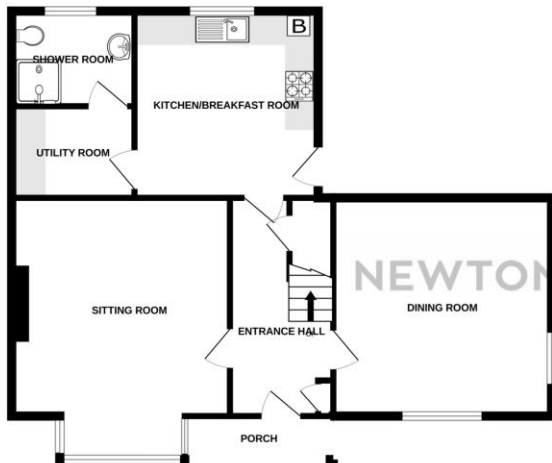
VIEWING

By prior appointment through Newton Fallowell.



Floorplan

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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