

11 Gelston, Grantham

Guide Price £159,000

NEWTON FALLOWELL

11, Gelston

Grantham

A charming 2-bed early Victorian cottage with lounge, kitchen, utility, garden, parking, oil heating, UPVC windows, and views towards the Vale of Belvoir. Rural yet convenient for local towns.
Council Tax band: A

Tenure: Freehold

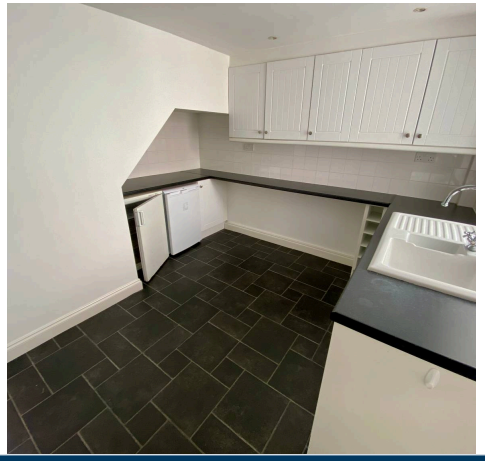
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 2 Bedroom Cottage
- Large Breakfast Kitchen
- Rear Garden
- Oil central heated
- Ground Floor Bathroom
- Sitting Room with Wood Burning Stove
- One Parking Space
- EPC Rating D
- Vacant Possession















PORCH CANOPY

Tiled canopy and entrance door to:

SITTING ROOM

12' 8" x 12' 7" (3.86m x 3.84m)

Fireplace with wood burning stove, side plinth and shelves. quarry tiled floor, Upvc window to front elevation and staircase off to first floor. Meter cupboard.

KITCHEN

12' 4" x 10' 11" (3.76m x 3.34m)

Plus 1.85m x 1.68m. Well fitted and comprising a range of base cupboards with working surfaces over and wall cupboards. Integrated oven and hob with cooker hood over, sink and drainer, tiled splash backs, radiator and spotlights. Upvc window to rear.

BATHROOM

6' 3" x 5' 6" (1.91m x 1.68m)

Ground floor bathroom with fittings comprising a paneled bath with Triton electric shower over, pedestal wash basin and low level WC. Chromed heated towel rail, extractor fan, Upvc window to side and paneled ceiling.

REAR PORCH/UTILITY

15' 7" x 5' 4" (4.76m x 1.63m)

A very useful additional space. Tiled floor, plumbing for automatic washing machine and radiator. External door to garden.

BOILER CUPBOARD

6' 2" x 2' 5" (1.88m x 0.74m)

With economical Grant oil fired boiler for central heating and domestic hot water.

FIRST FLOOR LANDING

Carpeted stairs and landing.

BEDROOM 1

12' 8" x 12' 7" (3.85m x 3.83m)

maximum measurements. Distant views over village green towards Vale of Belvoir. Double shelved cupboard, radiator and fitted carpet. Upvc window.







BEDROOM 2

12' 6" x 8' 2" (3.80m x 2.48m)

Upvc window to rear. Over stairs wardrobe and radiator. Fitted carpet.

COUNCIL TAX

The property is registered in Band A for council tax purposes.

VIEWING

Accompanied viewing by prior appointment through Newton Fallowell.

DIRECTIONS

From Grantham take the A1 north and after Gonerby Moor turn right to cross the southbound carriageway where signposted Marston. Proceed through Marston and after the left turning to Hougham turn right towards Gelston and Hough on the Hill. Cross the East Coast Mainline and continue uphill to Gelston. Bear left at the Village Green and Lavender Cottage will be found ahead at the right hand end of the terrace. Postcode NG32 2AE

SERVICES

Mains water and electricity are connected. Drainage is to a shared treatment plant which we understand is run by South Kesteven District Council with no cost to the residents. Oil fired central heating is installed with a modern Grant boiler and replacement bunded oil storage tank.

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.







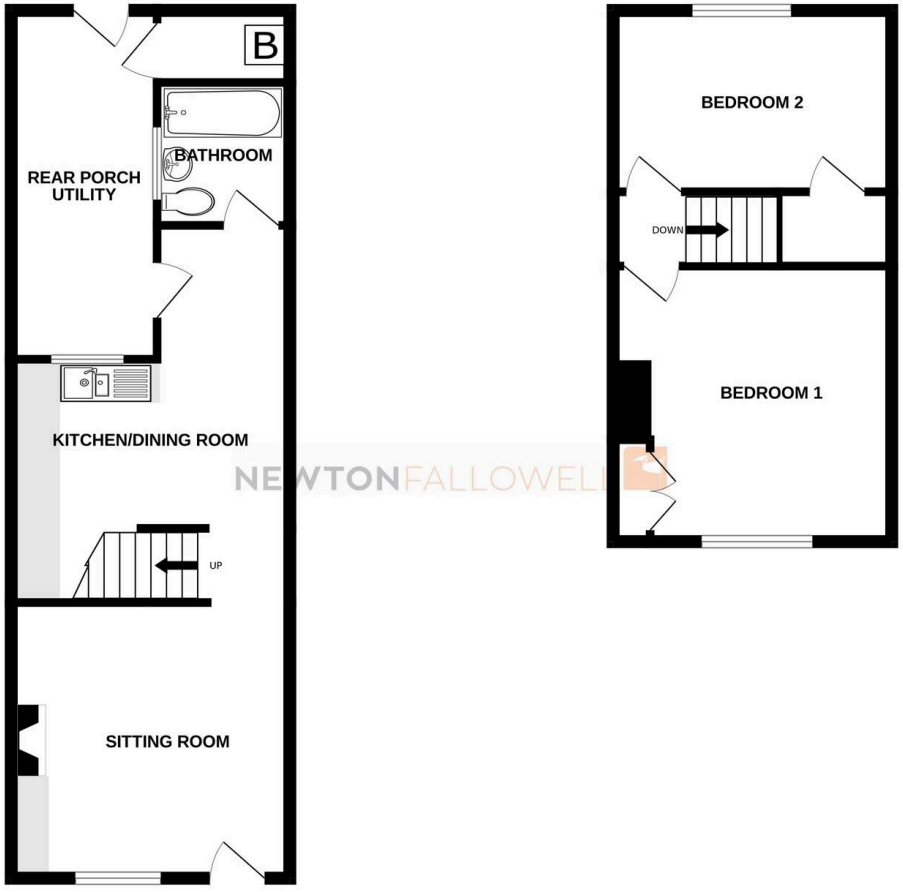






GROUND FLOOR

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 Grantham

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