



**7 South Parade,**  
Grantham, Lincolnshire, NG31 6HT

**NEWTON**FALLOWELL 



7 South Parade,  
Grantham, Lincolnshire, NG31 6HT  
Guide Price £140,000 to £145,000

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB.

GUIDE PRICE £140,000 to £145,000 - Located close to many amenities is this fully refurbished end of terrace spacious home that is ready to move into and enjoy. The accommodation, which is over 900 ft.<sup>2</sup> is more comparable to that of its three bedroomed counterparts and comprises of Lounge with bay window, Inner Hall with understairs storage, Dining Room, fully refitted modern and stylish Kitchen, Rear Lobby, ground floor Cloakroom, TWO DOUBLE BEDROOMS, with a lobby giving access to a Cloakroom on the first floor and a fully refitted Bathroom. The accommodation also benefits from a modern combination gas fired central heating boiler, UPVC double glazing and a recent installation of a damp proof course with a 25-year warranty. Outside of the property to the front, there is a walled front garden with a pedestrian gate giving access to the front door, and to the rear, there is an enclosed private garden. This home is being sold with no onward chain.

ACCOMMODATION



### LOUNGE

14'0" maximum into bay x 12'0" (4.27m maximum into bay x 3.66m)

With half obscure uPVC double glazed entrance door, uPVC double glazed bay window to the front aspect, double radiator, feature open fireplace set into a tiled hearth with cast iron and tile surround and decorative mantel, stripped pine door to:

### INNER HALLWAY

With generous under stairs storage cupboard with shelving and a stripped pine door to:

### DINING ROOM

12'0" x 12'0" (3.66m x 3.66m)

Having uPVC double glazed window to the rear aspect, double radiator, smoke alarm, door to stairs rising to the first floor and door to re-fitted kitchen.

### RE-FITTED KITCHEN

13'0" x 7'8" (3.96m x 2.34m)

Having uPVC double glazed window to the side aspect, double radiator, square edge work surface with inset stainless steel sink and drainer with high rise mixer tap over, inset 4-ring ceramic hob with stainless steel single electric oven beneath and stainless steel and glass extractor hood over, high gloss eye and base level units, space and plumbing for washing machine (appliance in situ available at the right price in the sale), space for free-standing fridge freezer (also available), door to:

### REAR LOBBY

With uPVC half obscure double glazed door to the side, single radiator and door to cloakroom.

### CLOAKROOM

Having uPVC obscure double glazed window to the rear aspect, re-fitted white low level WC.

### FIRST FLOOR LANDING

With loft hatch access and stripped pine doors to:

### BEDROOM ONE

12'0" x 12'0" (3.66m x 3.66m)

With uPVC double glazed window to the rear aspect, double radiator.

### LOBBY

8'4" x 4'2" (2.54m x 1.27m)

Having single radiator, former airing cupboard housing Worcester gas fired combination boiler and having shelf storage.

### CLOAKROOM

Having uPVC obscure double glazed window to the side aspect and re-fitted white low level WC.

### BATHROOM

7'6" x 7'4" (2.29m x 2.24m)

Having uPVC obscure double glazed window to the rear aspect, chrome heated towel radiator and a re-fitted 2-piece suite comprising wash handbasin and an 'L' shaped panelled bath with mixer tap, mains fed shower with fixed rainwater shower head and mobile shower head and a glazed shower screen.

### OUTSIDE

There is a walled front garden with inset wrought iron railings and a wrought iron gate leading to the front entrance door. There is a gravelled front garden area and storm porch covering the front entrance door. To the side the gravelled pathway continues through a gate onto the low maintenance rear garden which is enclosed by walling with raised flower beds. There is also outside lighting.

### SERVICES

Mains water, gas, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band A. Annual charges for 2021/2022 - £1,224.20





### **DIRECTIONS**

From High Street proceed south passing Sainsburys on the left-hand side and continuing over the traffic lights on to South Parade and the property is on the left-hand side shortly thereafter.

### **GRANTHAM**

The property is situated within easy walking distance of Aldi, Dunelm etc and amenities close to the town centre including McDonalds on the A52 junction. Town amenities are close by including the railways 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.

### **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. All services and appliances have not and will not be tested.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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 £250 if you use their services.

For more information please call in the office or telephone 01476 591900.

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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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THE END  
HOUSE