



**105 Belton Lane,**  
Grantham, Lincolnshire, NG31 9HW

**NEWTON**FALLOWELL 



105 Belton Lane,  
Grantham, Lincolnshire, NG31 9HW  
£139,950

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Positioned upon one of Grantham's most sought after roads, is this spacious end of terraced and established home that is presented in very good condition. The accommodation comprises of Entrance Hall, Lounge, modern Kitchen Diner, TWO DOUBLE BEDROOMS and a modern Bathroom with a shower over the bath. The property also benefits from uPVC double glazing and gas fired central heating which is powered by a combination boiler. To the front there is generous driveway parking for three cars and a garden and to the rear there are enclosed and private gardens to enjoy. This home is being sold with no onward chain.

#### ACCOMMODATION

##### ENTRANCE HALL

With uPVC half obscure double glazed entrance door, double radiator, smoke alarm and stairs rising to the first floor landing.



## LOUNGE

15'1" x 12'4" (4.60m x 3.76m)

Having uPVC double glazed window to the front aspect, double radiator, generous under stairs storage cupboard and electric focal fire point.

## KITCHEN DINER

15'7" x 7'9" (4.75m x 2.36m)

Having two uPVC double glazed windows to the rear aspect, double radiator, further under stairs storage with shelving and light, square edged work surface with inset one and a half bowl stainless steel sink and drainer with high rise mixer tap over, inset 4-ring stainless steel gas hob with stainless steel single electric oven beneath and stainless steel extractor hood above, a range of base level cupboards and drawers with matching wall cupboards, integrated larder fridge, space and plumbing for washing machine, wall mounted electrical consumer unit.

## FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect and loft hatch access.

## BEDROOM ONE

15'6" max reducing to 12'6" x 10'1" (4.72m max reducing to 3.81m x 3.07m)

Having uPVC double glazed window to the front aspect, double radiator.

## BEDROOM TWO

12'6" x 7'4" (3.81m x 2.24m)

Having uPVC double glazed window to the rear aspect and double radiator.

## BATHROOM

8'0" x 7'7" (2.44m x 2.31m)

With uPVC obscure double glazed window to the rear aspect, chrome heated towel radiator, a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with mixer tap over, electric shower and glazed shower screen. There is also a former airing cupboard housing the 7 year old gas fired Ideal Logic+ combination boiler with additional shelving for linen.

## OUTSIDE

There is driveway parking to the front and a lawned garden with hedging to the boundaries, a pathway to the front entrance door with storm porch covering over. A pair of wooden gates give additional driveway parking to the side for a further two cars and lead on to the rear. At the rear is a lawned garden with concrete post and gravel board fencing and hedging to the boundaries. There are also outside double electric sockets, outside lighting, hardstanding for a shed and a patio area.

## RIGHT-OF-WAY

There is a right-of-way for bin access at the rear by a neighbouring property.

## 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 continue on to Watgate following the one way system turning right on to Broad Street and left on to Brook Street. At the Manthorpe Road traffic lights turn right on to Belton Lane. Continue along and the property is on the left-hand side nearly opposite the turning for Harrowby Close.





## GRANTHAM

There are local amenities on Harrowby Lane offering Co-op and Tesco Express, newsagents, doctors surgery etc and a local bus service to town runs along Belton Lane itself. Wyndham Park Nursery School is also close by on Hill Avenue.

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

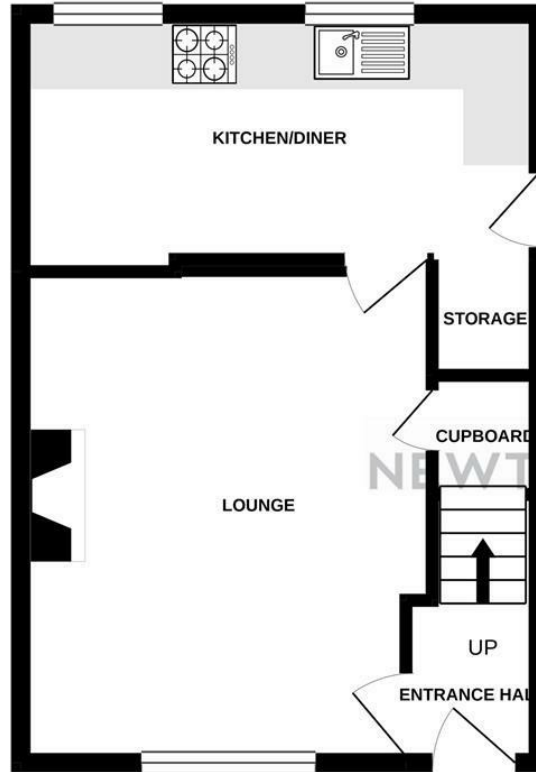
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

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.

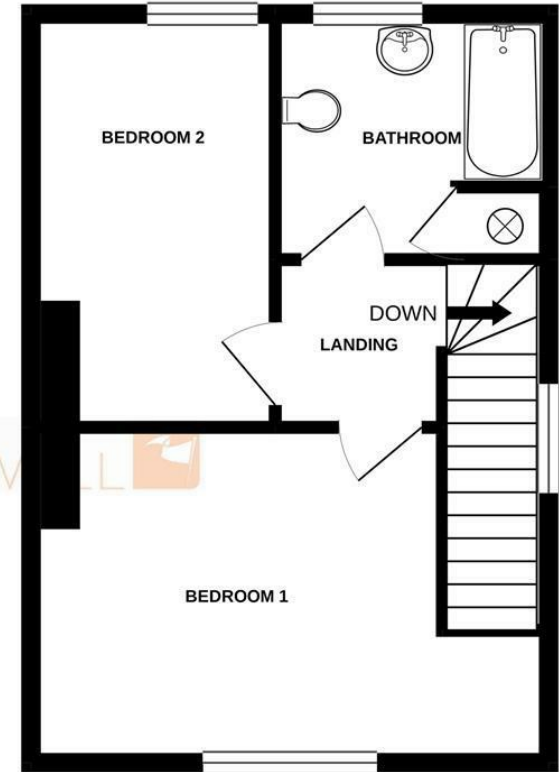


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

GROUND FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



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.

TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

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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