



14 St. Helens Close,
Grantham, Lincolnshire, NG31 7EE

NEWTONFALLOWELL 

14 St. Helens Close,
Grantham, Lincolnshire, NG31 7EE
£195,000

Offered for sale with vacant possession and NO CHAIN this extended semi-detached house is situated in a short close of similar homes and offers flexible family accommodation briefly comprising as follows: Entrance hall, kitchen/breakfast room, lounge, dining room, conservatory, three bedrooms and TWO BATHROOMS. The original garage has been converted for use as a work from home facility and could be adapted to a variety of uses including an additional bedroom if required. There is driveway parking and gardens to both front and rear.

ACCOMMODATION

ENTRANCE HALL

17'2" x 5'8" (5.23m x 1.73m)

With uPVC entrance door and glazed side panel, radiator, laminate flooring, stairs rising to the first floor landing and under stairs cupboard.



LOUNGE

11'3" x 13'8" (3.43m x 4.17m)

With uPVC double glazed picture window to the front elevation, feature fireplace with inset coal effect fire, radiator. Archway to:

DINING ROOM

11'2" x 8'10" (3.40m x 2.69m)

With uPVC double glazed French doors to the conservatory, radiator.

CONSERVATORY

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

Of uPVC double glazed units with French doors to the garden and a laminate floor.

KITCHEN

10'5" x 10'0" + 4'9" x 5'8" (3.18m x 3.05m + 1.45m x 1.73m)

With uPVC double glazed door to the garden, uPVC double glazed window to the rear elevation, fitted with a range of matching eye and base level units, work surfacing with inset stainless steel sink and drainer, space and plumbing for washing machine, Neff built-in oven and gas hob with extractor fan over, integrated fridge with freezer below, tiled splashbacks, tiled flooring, radiator.

FIRST FLOOR LANDING

With uPVC double glazed window to the front elevation and built-in cupboard.

BEDROOM ONE

16'9" x 8'3" (5.11m x 2.51m)

With uPVC double glazed window to the front elevation, radiator and a range of fitted wardrobes and dressing table.

EN SUITE SHOWER ROOM

8'2" x 5'8" (2.49m x 1.73m)

Having shower cubicle with electric shower within, low level WC and wash handbasin with vanity storage beneath, fully tiled walls, radiator, extractor fan and spotlights.

BEDROOM TWO

11'3" x 10'0" (3.43m x 3.05m)

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

BEDROOM THREE

12'9" x 9'1" (3.89m x 2.77m)

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

BATHROOM

7'10" x 9'5" (2.39m x 2.87m)

With uPVC obscure double glazed window, a suite of white panelled bath, separate shower cubicle, wash handbasin with vanity storage beneath and a low level WC, fully tiled walls, spotlights, extracotr fan and radiator.

HOME OFFICE / BEDROOM

16'7" x 8'3" (5.05m x 2.51m)

With uPVC half glazed door to the front aspect, uPVC double glazed window to the front and side aspect, gas fired central heating boiler and door from the hallway. With minimum effort this would make an ideal living space.

OUTSIDE

The property has a block paved driveway and a walled frontage with lawned garden. There is gated side access to the rear garden which is paved for ease of maintenance with outside cold water tap, outside light, two garden sheds and fencing to the boundaries with an open outlook at the rear.

SERVICES

Mains water, gas, electricity and drainage are connected.



COUNCIL TAX

The property is in Council Tax Band B. Annual charges for 2021/2022 - £1,428.23

DIRECTIONS

From High Street proceed south on to St Peters Hill, right on to Wharf Road and following the A52 taking the left turn under the railway bridge on to Dysart Road. Take the right turn on to Yarborough Avenue, right on to Newport Avenue, left into Wroxall Drive and left into St Helens Close. The property can be located at the end on the right-hand side.

GRANTHAM

There are local amenities available on both Dysart Road and Barrowby Gate including a bus service to town.

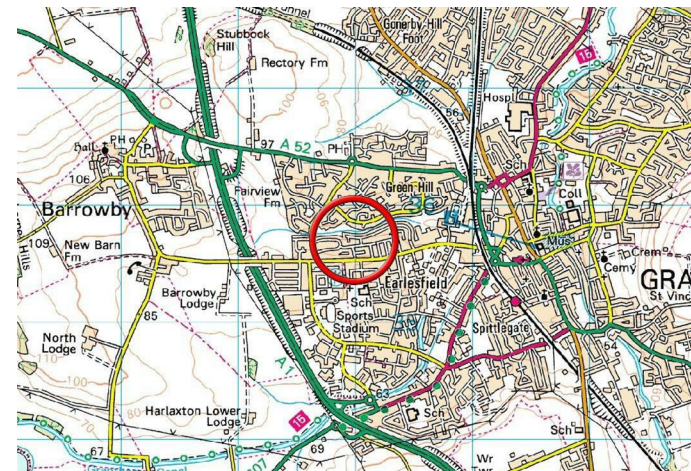
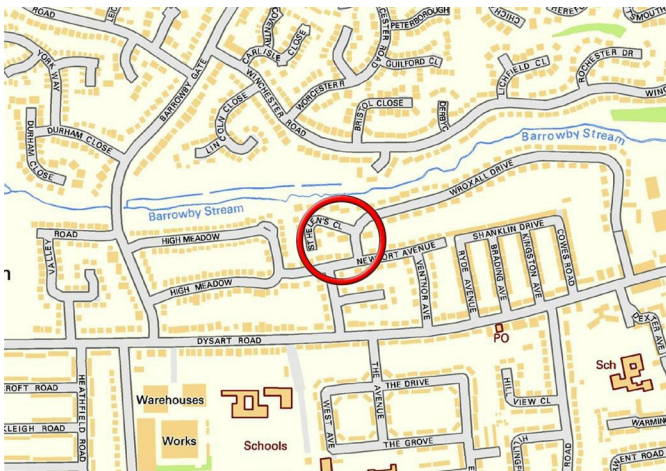
Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with 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

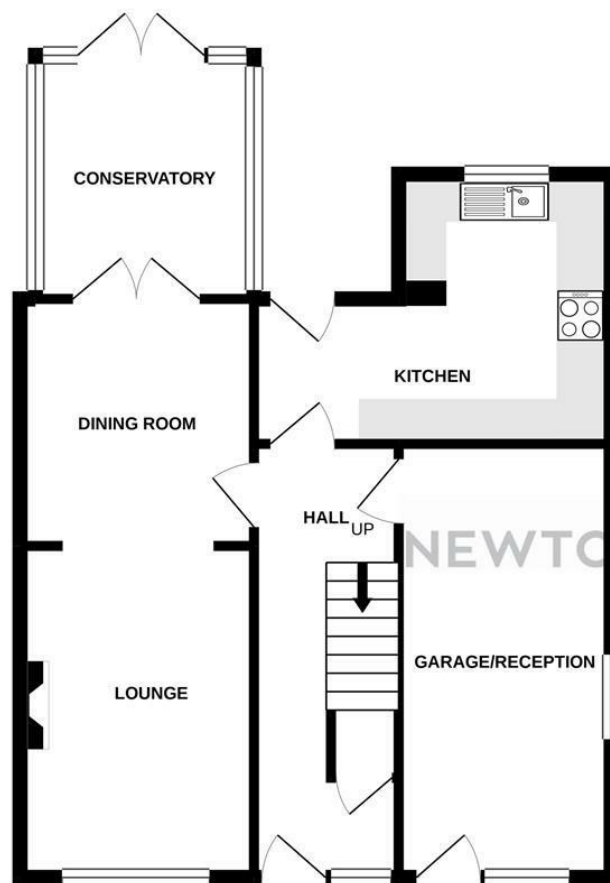
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

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 ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

GROUND FLOOR



1ST FLOOR



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.

t: 01476 591900
e: grantham@newtonfallowell.co.uk
www.newtonfallowell.co.uk

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