



78 Sunningdale,
Grantham, Lincolnshire, NG31 9SB

NEWTONFALLOWELL 

78 Sunningdale,
Grantham, Lincolnshire, NG31 9SB
£235,000

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located on the ever popular Sunningdale development, is this extended detached family home that has been much improved by the current owners and is presented in 'show home' condition. The accommodation which now extends to over 1000 ft.² comprises of Entrance Hall, Utility Room, Cloakroom, stunning Breakfast Kitchen, Dining Room, Lounge, THREE GOOD SIZED BEDROOMS with an En-suite to Bedroom One and a stunning family Bathroom. Both bathrooms feature underfloor heating. The property also benefits from uPVC double glazing and gas fired central heating which is powered via a modern combination boiler. To the front, there is driveway parking and a lawn. To the rear, there is a south facing garden that features decked seating, a lawn play area, and also patio seating.

ACCOMMODATION

ENTRANCE HALL

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



UTILITY ROOM

8'0" x 5'9" (2.44m x 1.75m)

Having uPVC double glazed window to the front aspect, single radiator, square edge work surface with inset circular stainless steel sink with high rise mixer tap over, high gloss base level units with further matching eye level cupboards, space and plumbing for washing machine, space for tumble dryer.

CLOAKROOM

Having a 2-piece white suite comprising low level WC and wash handbasin, single radiator and recessed LED spotlighting.

BREAKFAST KITCHEN

19'1" x 7'3" (5.82m x 2.21m)

With an oak full glazed door to a stylish room with uPVC double glazed window to the front aspect, two Velux double glazed windows to the roofline, luxury vinyl tiled floor, half double glazed door to the side, double radiator, work surface with inset 4-ring induction hob with stainless steel and glass extractor hood over, high gloss base level units with matching eye level units, integrated stainless steel microwave, integrated stainless steel single electric oven, integrated wine cooler, integrated Bosch dishwasher, stainless steel one and a half bowl sink with high rise mixer tap over, recessed spotlighting and LED kickplate lighting. Feature twin oak pocket doors lead to:

DINING ROOM

11'7" x 7'0" (3.53m x 2.13m)

With uPVC double glazed French doors to the garden, double radiator, luxury vinyl tiled floor and oak door to a built-in storage cupboard.

LOUNGE

18'11" x 12'8" (5.77m x 3.86m)

Accessed from the hallway and dining room and having uPVC double glazed window to the rear aspect, double radiator, contemporary feature flame effect fire inset to the chimney breast with a recessed also for the TV and media boxes etc. There is also an under stairs storage cupboard.

FIRST FLOOR GALLERIED LANDING

With oak handrail and balustrade and oak door giving access to a cupboard housing the Worcester Bosch gas fired combination boiler with linen storage also.

BEDROOM ONE

14'6" x 9'0" (4.42m x 2.74m)

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

EN SUITE

5'5" x 4'9" (1.65m x 1.45m)

With uPVC obscure double glazed window to the front aspect, chrome heated towel radiator, ceramic tiled floor with electrically operated under floor heating, recessed LED spotlighting, shaver socket, integrated extractor fan and a 3-piece white suite comprising low level WC, floating wash handbasin and a fully tiled corner shower cubicle with mains fed shower within having fixed rainwater shower head.

BEDROOM TWO

9'6" x 8'5" (2.90m x 2.57m)

Having uPVC double glazed window to the rear aspect, single radiator and double built-in wardrobe.

BEDROOM THREE

9'6" x 6'3" (2.90m x 1.91m)

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



BATHROOM

7'7" x 6'5" (2.31m x 1.96m)

With uPVC obscure double glazed window to the side aspect, chrome heated towel radiator, ceramic tiled floor with electrically operated under floor heating, fully tiled walls, recessed LED spotlighting, shaver socket, integrated extractor fan and a 3-piece white suite comprising low level WC, floating wash handbasin and a double ended lion claw bath with mixer tap and shower attachment.

OUTSIDE

There is a lawned front garden with tarmac driveway parking, outside up and down lighting and a storm porch covering the front entrance with lighting. A gate to the side leads down a pathway with additional lighting and on to the rear garden where there is a patio seating area with double electric sockets, up and down lighting and steps up to a lawned garden with up and down lighting, new featherboard fencing to all boundaries and a raised decked seating area.

SERVICES

Mains water, gas, electricity and drainage are connected.

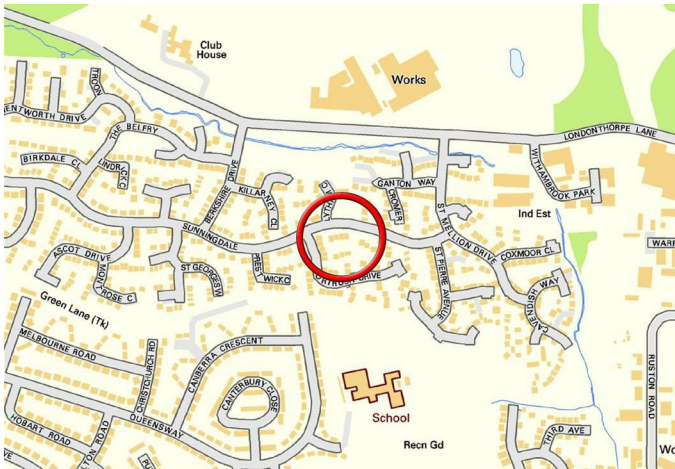
COUNCIL TAX

The property is in Council Tax Band C. Annual charges for 2021/2022 - £1,603.71

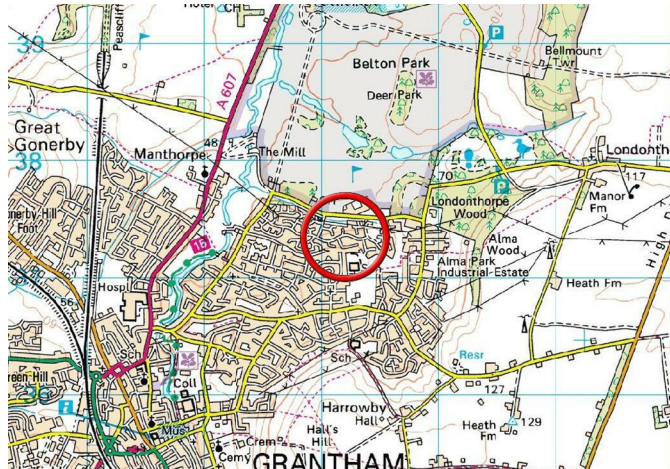
DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. At the Manthorpe Road traffic lights take the right turn on to Belton Lane and continue along until you reach the turning on the right for Sunningdale. The property is on the right-hand side just past the turning for Portrush Drive.





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.





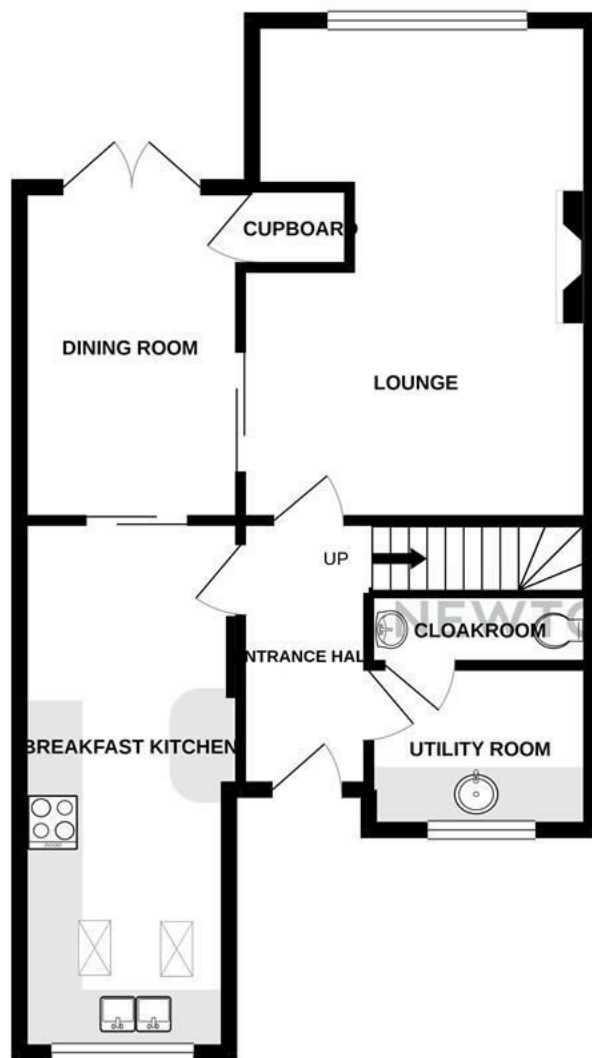
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	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		

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.

GROUND FLOOR
597 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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