



3 Haddon Road,
Grantham, Lincolnshire, NG31 7FW

NEWTONFALLOWELL 

3 Haddon Road,
Grantham, Lincolnshire, NG31 7FW
£135,000

A modern maisonette situated off Springfield Road and offering well planned accommodation occupying the two upper floors of the building, together with a GARAGE en bloc. The property benefits from a private entrance hall and the accommodation briefly comprises first and second floor landings, a cloakroom/WC, L-shaped living room, a kitchen/dining room with bay window, two upper floor bedrooms and a bathroom/WC. The property is offered for sale with vacant possession and no onward chain. An ideal first purchase.

ACCOMMODATION

ENTRANCE HALL

A private entrance hall with carpeted stairs rising to the first floor accommodation, electrical consumer unit and radiator.

FIRST FLOOR LANDING

With stairs rising to the second floor and central heating control.

CLOAKROOM / WC

6'8" x 6'4" (2.03m x 1.93m)

With low level WC, pedestal wash handbasin, airing cupboard containing hot water cylinder and uPVC obscure double glazed window to the rear elevation.



LIVING ROOM

14'3" x 13'8" maximum measurements (4.34m x 4.17m maximum measurements)

An 'L' shaped room with uPVC double glazed window to the front elevation, radiator, coving.

KITCHEN / DINING ROOM

13'5" x 9'11" maximum into bay (4.09m x 3.02m maximum into bay)

Having fitted base level cupboards and drawers, wine rack and matching wall units, work surfacing with inset one and a half bowl stainless steel sink and drainer with mixer tap over, integrated 4-ring electric hob with oven beneath and stainless steel chimney style extractor over, wall mounted gas fired central heating boiler, tiled splashbacks, space for upright fridge freezer and uPVC double glazed bay window to the side elevation.

SECOND FLOOR LANDING

With loft hatch access.

BEDROOM ONE

14'4" x 14'2" (4.37m x 4.32m)

With uPVC double glazed window to the front elevation, built-in wardrobes, radiator and coving.

BEDROOM TWO

10'10" x 7'5" (3.30m x 2.26m)

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

BATHROOM

6'10" x 6'5" (2.08m x 1.96m)

Having obscure uPVC double glazed window to the rear aspect, a suite of panelled bath with shower attachment over, pedestal wash handbasin and low level WC, chrome ladder style radiator, part tiled walls, shaver point and extractor fan.

GARAGE

18'4" x 8'5" (5.59m x 2.57m)

With up-and-over door.

LEASE INFO ETC.

The lease runs until 28th September 3003. There is a monthly service charge currently of £89.64.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street proceed south on to London Road passing Sainsburys on the left-hand side and taking the right turn at the traffic lights adjacent to Pizza Hut on to Springfield Road. Take the left turn on to Caunt Road, right on to Haddon Road and the property is on the right.

GRANTHAM

Local amenities are available along Springfield Road including a bus service to town very closeby.

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

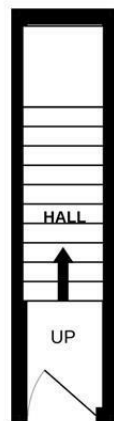
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(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



2ND 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.

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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t: 01476 591900

e: grantham@newtonfallowell.co.uk

www.newtonfallowell.co.uk