



27 Portmarnock Way,
Grantham, Lincolnshire, NG31 9FL

NEWTONFALLOWELL 

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Grantham, Lincolnshire, NG31 9FL
£239,950

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located in a quiet position on the ever-popular Sunningdale development, is this detached home that overlooks a green space to the front. The accommodation comprises of Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Utility Room, FOUR BEDROOMS with an En-suite to Bedroom One and a Family Bathroom. The property also benefits from UPVC double glazing and gas fired central heating. Outside of the property to the front there is a low maintenance garden, to the side, there is driveway parking comfortably for two cars which leads to the detached garage. To the rear, there is an enclosed garden with patio seating areas.

ACCOMMODATION

ENTRANCE HALL

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



CLOAKROOM

With uPVC obscure double glazed window to the side aspect, single radiator, wall mounted modern electrical consumer unit and a 2-piece white suite comprising low level WC and wash handbasin.

LOUNGE

18'0" into bay, reducing to 16'2" x 10'8" (5.49m into bay, reducing to 4.93m x 3.25m)

Having a pair of glazed doors leading from the entrance hall, uPVC double glazed bay window overlooking and enjoying a view of green space to the front aspect, double radiator, living flame gas fire set into a marble surround and hearth with a composite surround. A pair of glazed doors lead through to:

DINING ROOM

10'10" x 9'4" (3.30m x 2.84m)

Having a set of double glazed sliding patio doors to the garden, single radiator and laminate flooring.

KITCHEN

10'4" x 7'9" (3.15m x 2.36m)

With uPVC double glazed window to the rear aspect, single radiator, ceramic tiled floor, square edge work surface with inset one and a half bowl stainless steel sink and drainer, 4-ring stainless steel gas hob with stainless steel extractor hood over and stainless steel single electric oven beneath, built-in fridge freezer, built-in dishwasher, recessed LED spotlighting and a lobby area off the kitchen giving access to:

UTILITY ROOM

5'8" x 5'6" (1.73m x 1.68m)

Having half double glazed door to the side aspect leading on to the driveway, single radiator, matching ceramic tiled floor to that of the kitchen and matching square edge work surface with inset stainless steel sink and drainer with high rise mixer tap over, matching eye and base level units, space and plumbing for washing machine, integrated extractor, wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect, smoke alarm, loft hatch access. There is also an airing cupboard housing an over sized pressurised hot water tank and having shelf storage.

BEDROOM ONE

11'7" x 10'10" (3.53m x 3.30m)

With uPVC double glazed window to the front aspect with view over the open green space, single radiator and double built-in wardrobe.

EN SUITE

8'1" x 4'7" (2.46m x 1.40m)

Having uPVC obscure double glazed window to the side aspect, double radiator, shaver socket, recessed spotlighting, integrated extractor fan and a 3-piece white suite comprising low level WC, wash handbasin and a fully tiled shower cubicle with mains fed shower within and glazed shower screen.

BEDROOM TWO

10'10" x 10'8" (3.30m x 3.25m)

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

BEDROOM THREE

9'1" x 6'9" (2.77m x 2.06m)

With uPVC double glazed window to the front aspect with view also over the open green space and single radiator.



BEDROOM FOUR

9'0" x 6'10" (2.74m x 2.08m)

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

BATHROOM

6'7" x 6'0" (2.01m x 1.83m)

Having uPVC obscure double glazed window to the side aspect, single radiator, recessed spotlighting, integrated extractor fan and a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with mixer tap over and shower attachment and glazed shower screen.

OUTSIDE

There is a low maintenance gravelled bed with inset established shrubs and a pathway to the front entrance door with storm porch covering over. To the left-hand side of the property there is driveway parking leading to the detached garage. Between the garage and the garden there is a gate into the rear garden which has walling and fencing to the boundaries with two patio seating areas, a gravelled pathway and a shaped lawn with established borders.

DETACHED GARAGE

With up-and-over door, door to the side, power and lighting and eaves storage space.

Note

Approximately 2 years ago some remedial repairs were carried out to the rear quarter of the dining room due to evergreen trees causing some movement. These trees have been removed and a structural integrity report is available for inspection if required.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D. Annual charges for 2021/2021 - £1,804.17





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. Take the right turn at the traffic lights on to Belton Lane and continue out of town. Proceed on to Lonthorpe Lane, right up St Mellion Drive, right on to Sunningdale, left along St Pierre Avenue and left in to Portmarnock Way. The property is on the left-hand side.

GRANTHAM

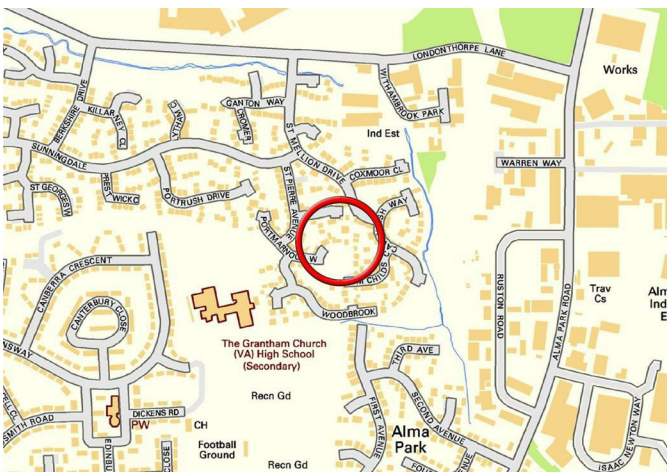
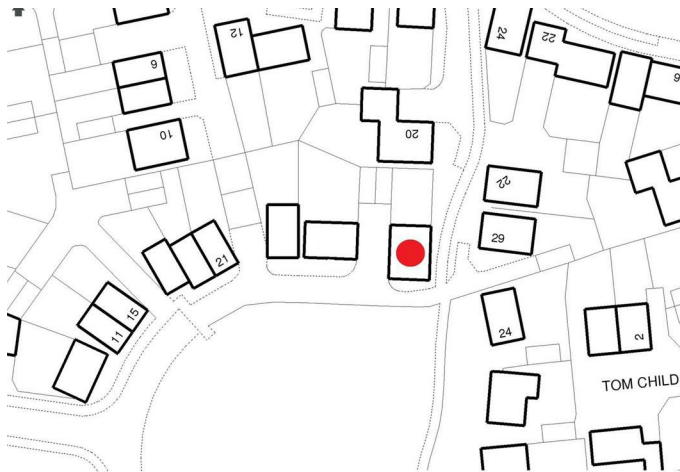
There is a local bus service available and convenience store on Sunningdale.

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.

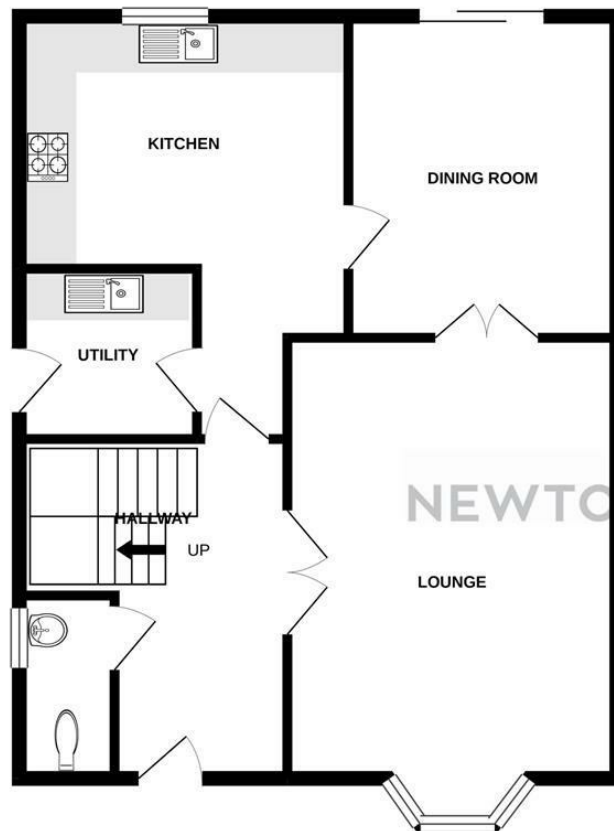


Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		74	
(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	

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.

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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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