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**Gladstone Terrace,**

Grantham, NG31 8BW

**4 Bedrooms, Mid Terraced House**

*Offers Over £290,000 | For Sale*



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### Features

Bay-fronted Victorian terrace

Bespoke fitted kitchen

Large dry Cellar

4 Bedrooms (3 double, 1 single)

Beautiful period features

Woodburning stoves to both reception rooms

Popular central location

Flexible living space with potential to add value

This deceptively spacious, bay-fronted, four-bedroom house is set back behind wrought iron railings and a traditional grass lawn. Planted borders and a path leads to a Victorian front door, which is topped by its original semi-circular fanlight, in etched glass.

#### Ground Floor

**Hallway** – High ceilings, original plaster mouldings and staircase. Door at end of hallway gives view of the garden beyond. Also topped by the original Victorian fanlight.

**WC** - with low-level flush toilet, wall-hung vanity unit and cupboard with inset basin.

**Lounge** - 5.16x4.2m (16'11"x13'9") - High ceilings with original Victorian plaster mouldings and ceiling rose. Bay window overlooking the front lawn. Replacement timber double-glazed sashes in the original frames. Multi-fuel Defra compliant Aga Little Wenlock stove.

**Dining Room** - 4.45x4.2m (14'7"x13'9")- Substantial and high-ceilinged reception room with another multi-fuel Defra compliant stove, (Morso Squirrel). Large double glazed timber sash window in original frame.

**Kitchen** - 7.85x2.5m (25'9"x8'2") - Bespoke timber kitchen with solid oak worktops. Spacious, with high ceilings, it easily houses all the usual appliances, (including space for separate fridge and freezer), as well as a double Belfast sink plus drainer and a Rangemaster range cooker, with space for a dresser, and table and chairs. Also features the combination gas boiler in a cupboard. Replacement timber double-glazed sashes in the original frames.

**Garden Room** – 2.51x1.7m (8'3"x5'2") - This UPVC double-glazed garden room has electricity points and a wall light and double patio doors opening out onto the garden.

**Garden** – Laid to lawn, with 4 fruit trees, raised beds and planters, 2 brick sheds, (original to the property) opening onto an area of hard-standing. The trellis hides a full-sized chicken run behind the kitchen, under a large bay tree. (The vendors will be turfing this area as they leave, to return it to lawn for the new owners to enjoy).

#### Middle floor

**Bathroom** - 2.77x2.4m (9'11"x7'4")- with mains fed power shower in large cubicle, separate bath, as well as WC and basin set in a vanity unit. UPVC double glazed sash window.

**Bedroom 1** - 4.47x3.45m (14'8"x11'4") - double with original Victorian wardrobe, original feature fireplace. Timber replacement double glazed sash window.

**Bedroom 2** - 4.5x3.7m (14'9"x12'1") - double with original Victorian wardrobe, original feature fireplace. UPVC double glazed sash window.

**Bedroom 4** – 2.9x2.26m (9'6"x5'5") - single bedroom currently being used as a study. Timber replacement double glazed sash window.

#### Top Floor: Bedroom 3

4.42x4.4m (13'6"x14'5") - former Victorian servants quarters enhanced by the addition of a dormer window by a previous owner. Updated to be UPVC double-glazed, tilt and turn. Spectacular views of Grantham. Access to boarded out eaves storage, with lighting (5.7x1.7m).

**Basement** - 4.5x4.2m (14'11"x13'9") - Large, full-height, well ventilated dry cellar, with lighting and electricity sockets.



## Further information:

**Heating** – combination gas boiler supplying hot water on demand and central heating. Serviced annually. Rointe heaters to the kitchen and loft, (the pipework remains to run radiators). Multi-fuel stoves in the Dining Room and Lounge.

**Electricity** – all electrical work carried out by NICEIC installer and has the relevant certification. There is a plentiful supply of 2-gang electrical sockets in all rooms.

**Stoves** – all HETAS certified. Chimneys are swept on an annual basis by a certified sweep.

**Windows** - all installed by FENSA glaziers, some still under warrantee.

**Parking** - On street, or at rear of property STPP.

**Access track at rear** - At the back of the garden is a double timber gate which opens onto an access track. The track comfortably accommodates vehicles up to transit van size, and is used by the current owners to convey garden supplies directly to the garden. Other residents build garages or parking areas to the rear of their properties.

**Council Tax** - Band D - SKDC

**Phone and Broadband** - can be both traditional copper wire and fibre optic. The current residents have Virgin super-fast fibre optic broadband. The connection is in the lounge.

**Phone points** - In Lounge, Dining Room, Kitchen, Bedroom 1 and study.

**Aerial points** - In Lounge, Dining Room and Bedroom 1. The digital aerial is housed in the eaves storage to the rear of the loft.

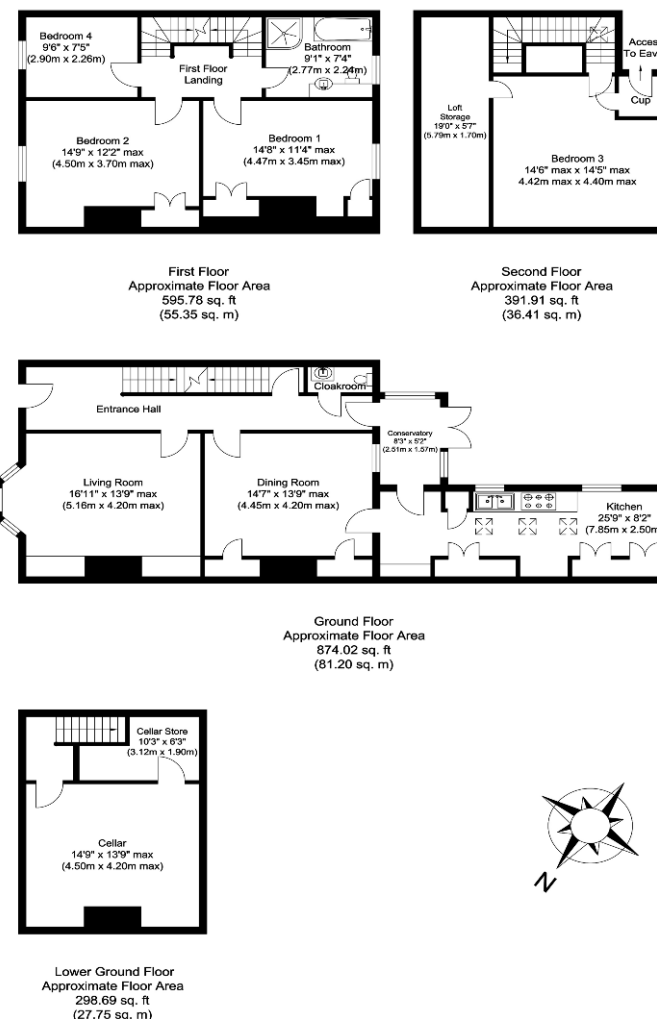


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