



32 High Meadow,
Grantham, Lincolnshire, NG31 7LU

NEWTONFALLOWELL 

**32 High Meadow,
Grantham, Lincolnshire, NG31 7LU
Guide Price £210,000 to £220,000**

****GUIDE PRICE £210,000 - £220,000 **** Situated in a popular and established residential area to the west of the town centre. This bungalow is presented in excellent order, and offers living space to the rear that overlooks a generous and well maintained south facing rear garden. This flexible accommodation comprises of Entrance Hall, Lounge, Conservatory, Kitchen Diner, TWO BEDROOMS and a Shower Room. The property also benefits from gas fired central heating powered by a modern combination boiler and UPVC double glazing. Outside there is ample block paved driveway leading to a detached Garage. The gardens to the front offer a high degree of kerb appeal, and the gardens to the rear are the perfect backdrop to enjoy the very best of the British summer.

ACCOMMODATION

ENTRANCE HALL

With uPVC double glazed entrance door, single radiator, smoke alarm, storage cupboard.



LOUNGE

16'3" x 11'3" (4.95m x 3.43m)

With uPVC double glazed window to the rear aspect, uPVC double glazed sliding patio doors to the conservatory, double radiator, laminate flooring, brick fireplace with stone hearth and inset electric fire.

KITCHEN DINER

16'4" x 7'10" (4.98m x 2.39m)

With uPVC double glazed window to the side aspect, a good range of eye and base level units, work surfacing with inset stainless steel sink and drainer, inset electric hob with extractor over, inset double electric oven, space and plumbing for washing machine, space for under counter appliance, space for upright fridge freezer, wall mounted Worcester gas fired combination boiler set within cupboard, wall mounted electrical consumer unit.

CONSERVATORY

12'3" x 7'6" (3.73m x 2.29m)

Of dwarf brick wall construction with uPVC double glazed units above and a polycarbonate roof, uPVC double glazed French door to the garden, tiled floor

BEDROOM ONE

11'6" x 8'1" (3.51m x 2.46m)

Having uPVC double glazed window to the front aspect, double radiator, built-in wardrobes with mirror sliding doors.

BEDROOM TWO

8'8" x 8'7" (2.64m x 2.62m)

With uPVC double glazed window to the front aspect, radiator and shelving.

SHOWER ROOM

5'9" x 5'4" (1.75m x 1.63m)

Having uPVC obscure double glazed window to the side aspect, corner shower cubicle with sliding glazed doors and electric shower within, wash handbasin inset to vanity unit with storage beneath and low level WC with concealed cistern and counter top over, ladder style radiator, extractor fan, fully tiled walls and tiled floor.

OUTSIDE

To the front there is a low maintenance gravelled garden and a block paved driveway leading to the single detached garage and a timber gate leading to the rear. At the rear there is a pretty south facing easily maintained garden split in to different area, having raised vegetable beds, many mature shrubs and plants, well manicured trees, water feature, GREENHOUSE and pergolas. With hedging and fencing to the boundaries the rear garden offers a very high degree of privacy.

GARAGE

With up-and-over door.

SERVICES

Mains water, gas, electricity and drainage are connected. We are informed that the combination boiler was installed 10 years ago and is serviced annually.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street continue on to Watergate turning left at the traffic lights and continuing over the roundabout adjacent to Asda on to Barrowby Road (A52). Take the left turn at the roundabout on to Barrowby Gate continuing to the bottom and taking the second left turn on to High Meadow. Follow the road and the property is on the right-hand side.

The property can also be accessed from Dysart Road taking the right turn on to Barrowby Gate then right on to High Meadow.



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 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		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



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