



15 Kenwick Drive,
Grantham, Lincolnshire, NG31 9DP

NEWTONFALLOWELL 

15 Kenwick Drive,
Grantham, Lincolnshire, NG31 9DP
£189,950

A modern detached bungalow situated off Beacon Lane, close to the edge of town, yet within walking distance of the Town Centre and associated amenities. Also a great location for dog walkers with access to open walks from the front door. Entrance hall, lounge/dining room, kitchen, side porch/conservatory, two bedrooms and a shower room/WC. There is a detached brick built garage and a good sized private rear garden. The property is offered for sale with vacant possession and no onward transactions.

ACCOMMODATION

ENTRANCE HALL

A recessed open porch leading to a uPVC entrance door, having radiator, coving and cloaks cupboard.

LOUNGE / DINING ROOM

13'8" x 12'4" plus 7'10" x 5'10" (4.17m x 3.76m plus 2.39m x 1.78m)

With uPVC double glazed window to the front and side elevation, radiator.



KITCHEN

10'10" x 8'2" (3.30m x 2.49m)

Having uPVC double glazed window to the rear elevation, a range of eye and base cupboards with work surfacing over, inset one and a half bowl stainless steel sink and drainer, integrated oven and 4-ring gas hob with cooker hood over, tiled flooring, tiled splashbacks, space and plumbing for washing machine, wall mounted gas fired boiler.

CONSERVATORY / PORCH

8'2" x 5'7" (2.49m x 1.70m)

Of uPVC construction with external uPVC doors to front and rear and inner door to kitchen.

BEDROOM ONE

11'9" x 9'11" (3.58m x 3.02m)

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

BEDROOM TWO

10'7" x 7'10" (3.23m x 2.39m)

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

SHOWER ROOM

8'4" x 5'5" (2.54m x 1.65m)

With uPVC obscure double glazed window to the rear elevation, shower enclosure with Triton electric shower within, pedestal wash handbasin and low level WC, tiled floor, shaver point, radiator, fully tiled walls.

OUTSIDE

The property benefits from a larger than average rear garden which is generally laid to lawn with fencing to the boundaries. There is a garden tap, two timber SHEDS and SUMMERHOUSE.

GARAGE

17'11" x 8'2" (5.46m x 2.49m)

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

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C. Annual charges for 2021/2022 - £1,632.27

DIRECTIONS

From High Street continue south and at the traffic lights adjacent with Santander take the left turn on to Avenue Road which continues on to Stonebridge Road. Continue over the traffic lights on to Beacon Lane and take the right turn on the bend also Beacon Lane. Take the left turn on to Kenwick Drive and the property is at the end on the left-hand side.

GRANTHAM

The property is situated within easy reach of the town centre. It is within a short drive from Harrowby Lane where there is a shopping parade plus further amenities including Doctors Surgery, Schools, Co-op and Tesco also off Harrowby Lane.

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.



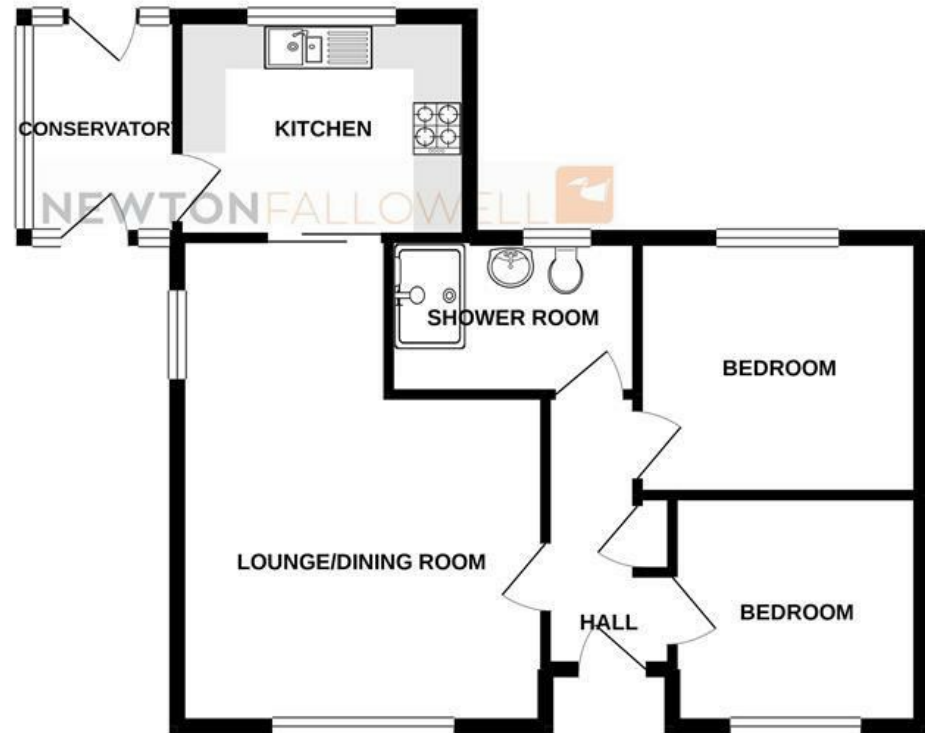
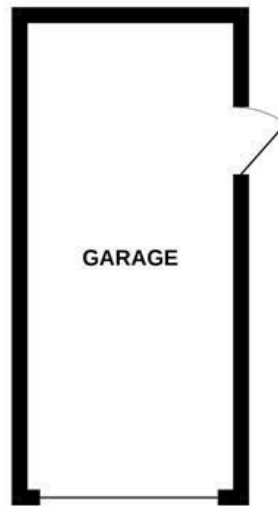
GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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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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