

Pigott & Hall

RESIDENTIAL FOR SALE BY PRIVATE TREATY

3 Bedroom Detached Bungalow
77 Sandcliffe Road, Grantham, NG31 8ER



Good sized, detached bungalow on the ever-popular Manthorpe Estate with accommodation comprising living room, kitchen, utility, dining room and 3 double bedrooms. With driveway parking, a detached, single garage with power and lighting and gardens to front and rear, the rear garden backing onto Cliffedale primary school, the property would benefit some refurbishment but has UPVC double glazing, gas central heating, and is sold with NO UPWARDS CHAIN.

PRICE: £285,000

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ACCOMMODATION:

Fronted by a low brick wall and mature hedge the property is approached down the brick pavior drive to the UPVC double glazed panelled front door and through to the:

ENTRANCE PORCH:

with ceramic tiled floor and glazed door leading to the **HALL** with loft access, radiator and doors to:

LIVING ROOM:

5.44m (17'10") x 3.48m (11'05")

with radiator, UPVC double glazed window and gas fire in stone fireplace with marble hearth.



KITCHEN:

3.71m (12'02") x 3.40m (11'02") max.

with range of wall and floor units, UPVC double glazed window, cooker hood, walk in meter cupboard with UPVC double glazed window, door to **UTILITY ROOM** with UPVC double glazed window and UPVC double glazed panelled back door, boiler, c/h timer control and plumbing for washing machine.



DINING ROOM:

2.57m (8'05") x 2.16m (7'01")

with 2 UPVC double glazed windows and wall mounted gas heater.:



BEDROOM 1:

3.66m (12'00") (3.56m (11'08"))

with UPVC double glazed window and radiator.



BEDROOM 2:

3.73m (12'03") (3.38m (11'01") to front of wardrobes) x 2.69m (8'10") max.

with radiator, UPVC double glazed window and built in wardrobes.

**BEDROOM 3:**

3.35m (11'00") x 2.67m (8'09") max.

with UPVC double glazed window and radiator.

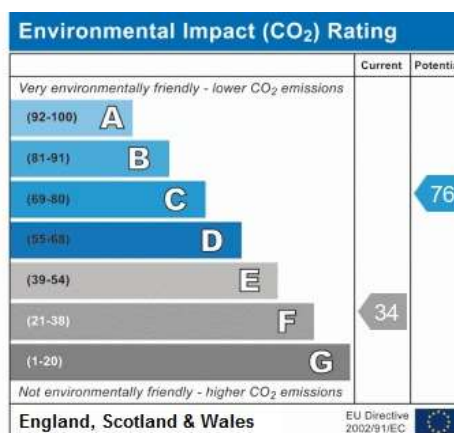
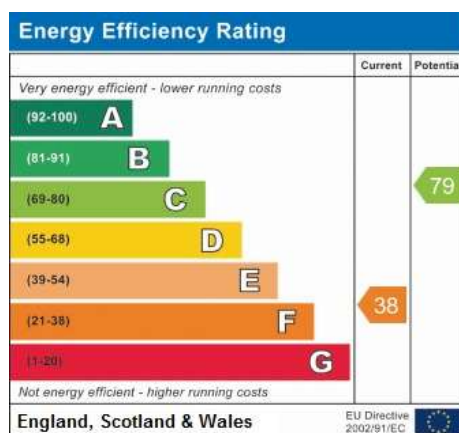
**BATHROOM:**

with white suite comprising close coupled WC, wash basin in vanity unit and large easy access shower with electric shower, UPVC double glazed window, radiator and Airing Cupboard with hot water cylinder

**OUTSIDE:**

To the front the brick pavior drive follows round the front of the house with small hard standing and lawn, and down the side of the house to the detached, single garage. A wrought iron gate leads to the rear garden, mostly laid to lawn but with small patio arear, borders and shed.





SERVICES: fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. central heating, fires, hot water cylinder and cooker) referred to in this brochure operates satisfactorily. Prospective buyers and tenants must make their own enquiries & testing. There may be reconnection charges for services.

COUNCIL TAX: From the VOA web site the property is classified as Band C.

EPC RATING: F38

MEASUREMENTS: Whilst every care has been taken in the preparation of these particulars, the purchasers are advised to satisfy themselves that the statements contained & measurements given, if any, are correct. All measurements are approximate & given to the nearest 0.076m. (3ins.)

MONEY LAUNDERING:

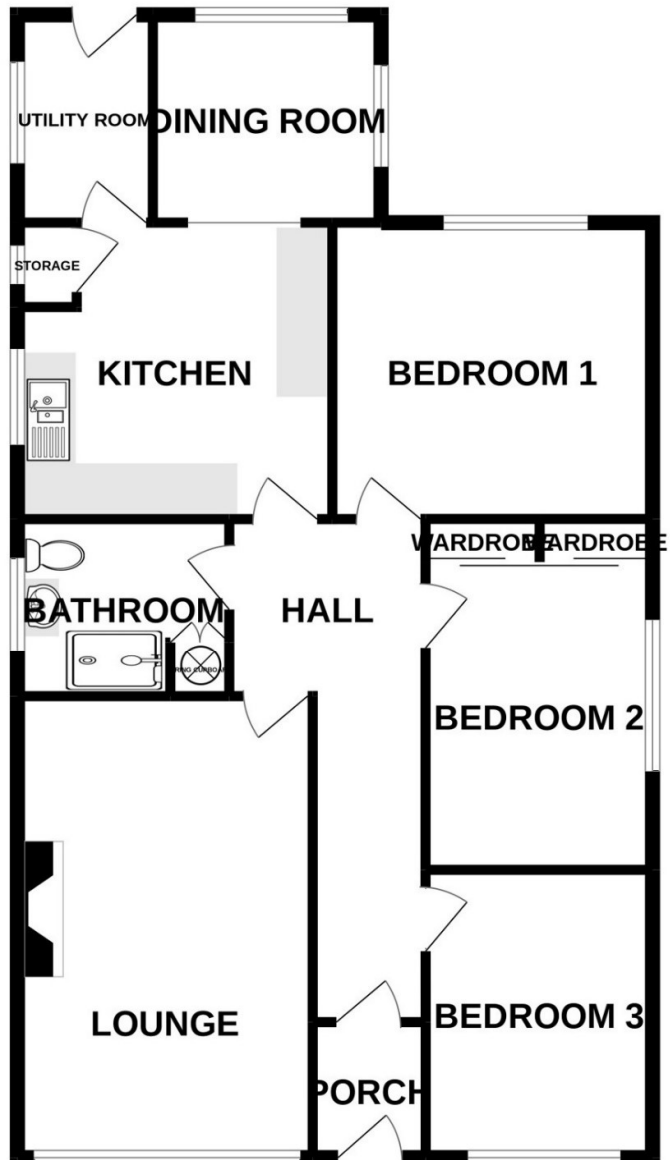
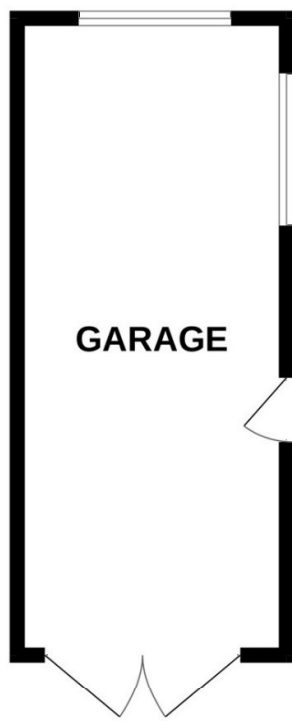
Money Laundering Regulations 2003: Intended purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

MISREPRESENTATION ACT: 'Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.'

POSSESSION: Vacant possession of this FREEHOLD property can be given upon completion.

VIEWING: By arrangements with **PIGOTT and HALL** 38 Westgate Grantham NG31 6LY T. 01476 592550

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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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