

# Pigott & Hall

*Draft particulars  
awaiting approval*

## RESIDENTIAL FOR SALE BY PRIVATE TREATY

3 Bedroom Detached House  
47 Portrush Drive, Grantham, NG31 9GD



Well-placed detached house in this popular cul-de-sac location on the Sunningdale Estate and comprising cloakroom, living room, dining room, kitchen, 3 bedrooms, bathroom and pre-fabricated garage and rear store. Needing some renovation, the property benefits full gas central heating, UPVC double glazed windows, extensive parking to the front and enclosed rear garden and will make a delightful family home. Sold with no upwards chain. EPC C.

### PRICE: £220,000

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## ACCOMMODATION:

Approached from the drive to the:

### ENTRANCE HALL:

with UPVC double glazed door, door to **CLOAKROOM** with close couple w.c., hand basin, radiator and UPVC double glazed window, stairs off and door to:

### LIVING ROOM:

**4.52m (14'10") max. (3.96m (13.00') min.) x 3.76m (12'04") max.**

with white UPVC double glazed window, radiator, gas fire with surround and hearth, wall mounted Mitsubishi air conditioning unit, understairs cupboard and double door to:



### DINING ROOM:

**3.28m (10'09") x 2.36m (7'09")**

with radiator, UPVC double glazed french doors to garden and door to:



### KITCHEN:

**3.28m (10'09") x 2.26m (7'05")**

with ceramic tiled floor, range of fitted and floor units, built in gas hob and electric oven, boiler, radiator, UPVC double glazed window and door to **REAR STORE**.



**PRE-FABRICATED REAR STORE AND GARAGE** with the store having UPVC double glazed doors to garden, wall mounted Mitsubishi air conditioning unit and door to the **PRE-FABRICATED GARAGE**. Work is in process by the Vendor for this extension, built around 11 or 12 years ago we understand, for building regulation compliance as a store and garage.

Stairs from the **ENTRANCE HALL** lead to the first floor landing with built in cupboard and doors to:



**BEDROOM 1:**  
**4.74m (15'07) max. (3.78m (12'05")**  
**min.) x 2.92m (9'07") max.**

with radiator and UPVC double glazed window.



**BEDROOM 2:**  
**2.72m (8'11") x 2.26m (7'05")**

with radiator and UPVC double glazed window.



**BEDROOM 3:**  
**2.26m (7'05") x 1.96m (6'05")**

with radiator and UPVC double glazed window.



**BATHROOM:**


with tiled walls, radiator, extractor fan, white bathroom suite comprising close couple w.c., pedestal wash basin, white panelled bath, electric shower over the bath, glass shower screen and UPVC double glazed window



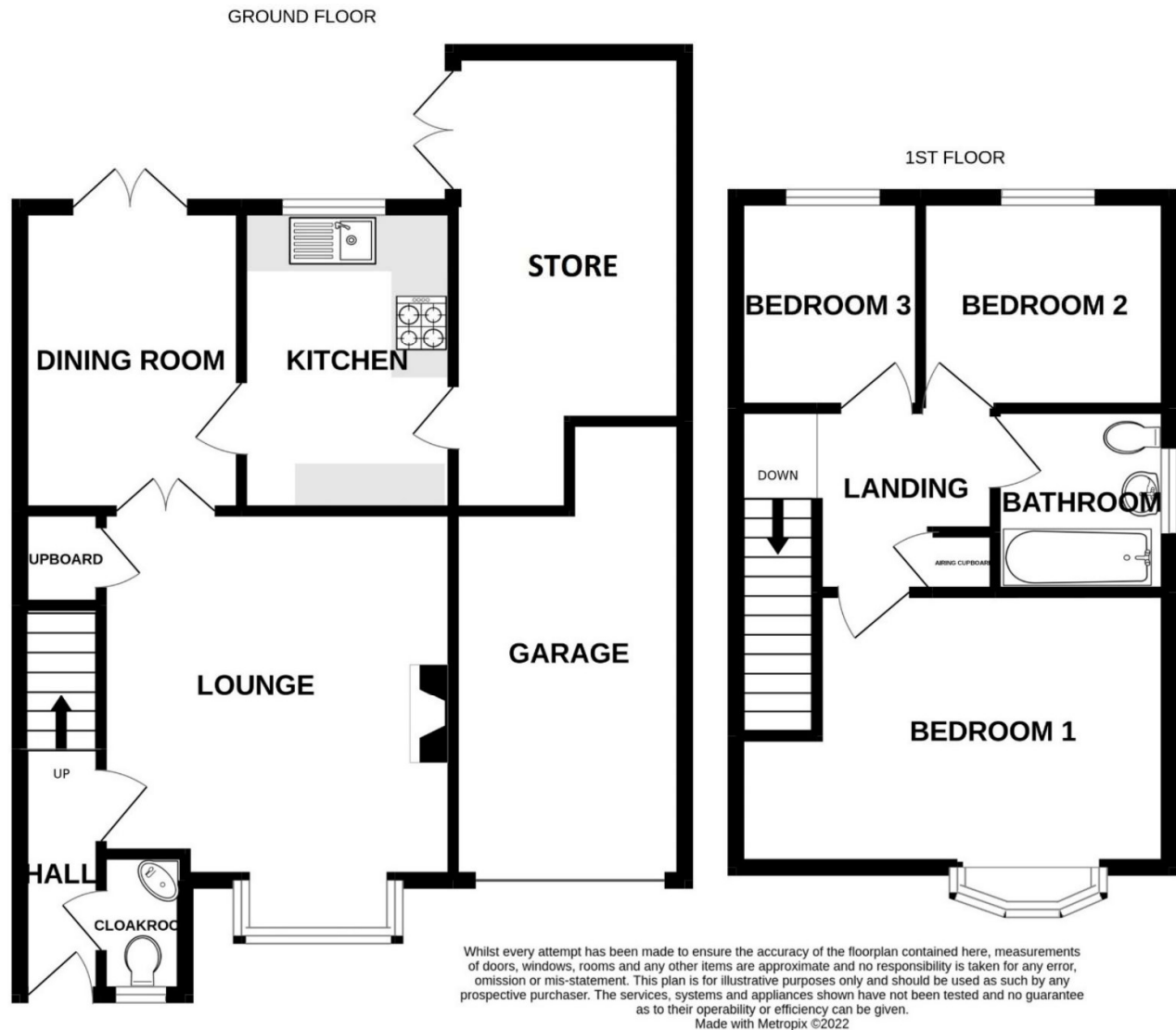
**OUTSIDE:**

To the front is a tarmac driveway which extends to the right as well as to the garage door, wrought iron fence and brick paved area with gravelled area. The rear garden is fully enclosed with wooden panel fencing, decking areas and lawn with artificial grass.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





**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: C73**

**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 [www.pigottandhall.com](http://www.pigottandhall.com)