

Pigott & Hall

RESIDENTIAL

FOR SALE BY PRIVATE TREATY

2/3 Bedroom detached bungalow
15 Belton Avenue, Grantham, NG31 9JE



This individual detached bungalow on this popular road on the outskirts of Grantham is built of brick with a tiled roof and has accommodation comprising entrance hall, living room, dining room/potential 3rd bedroom, breakfast kitchen, 2 bedrooms, the master with en-suite, and bathroom. In good condition, the property further benefits ample parking to the front, double integral garage, enclosed, landscaped rear garden with brick built shed, full gas central heating and UPVC double glazing and is sold with no upwards chain.

PRICE: £340,000

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GRANTHAM: Is an increasingly popular Market town with a growing population of around 35,000 and shopping population estimated at between 70,000 and 80,000. There are excellent road and rail connections with the town being at the junction of the A1 and A52 trunk roads and within easy reach of major centres in the area including Nottingham, Leicester and Peterborough, all within 40 miles radius. London is approximately 65 minutes away by high-speed train from Grantham railway station.

A C C O M M O D A T I O N :

Approached from the road side across the brick paviour drive to the leaded style UPVC double glazed front door and into the **ENTRANCE HALL** with radiator leading to the **INNER LOBBY** with coving, large built in double cupboard and doors to:

LIVING ROOM:

5.18m (17') max. x 4.04m (13'03") max.

Through from the **DINING AREA/POTENTIAL 3rd BEDROOM** with coving, 2 radiators, fire place with wooden surround and mantel and marble hearth, inset gas fire, radiator and leaded style UPVC double glazed window.



DINING AREA/POTENTIAL 3rd BEDROOM:

3.61m (11'10") x 3.53m (11'07")

with coving, radiator, two narrow UPVC double glazed windows and 2 window lights with cooured floral pattern.



BREAKFAST KITCHEN:

KITCHEN:

4.01m (13'02") x 3m (9'10")

with range of fitted floor and wall units, work surface, integrated De Dietrich gas hob, oven & grill, fridge freezer, hob extractor, 1½ sink, Worcester combi boiler, radiator, UPVC double glazed window and through to:

BREAKFAST ROOM:

2.87m (9'05") x 2.54 m (8'04")

Coving, coloured floral pattern window light, radiator and UPVC sliding door to the back garden.



BEDROOM 1:

5.13m (14'10") wall to wall (4.52m (14'10") to Front of wardrobe) x 3.96m (13'04") max.

with fitted, mirror fronted double wardrobe, coving, radiator, UPVC double glazed window and door to:

EN-SUITE:

with Mira 415 shower in built in cubicle, matching pedestal sink, bidet, close couple w.c., coving and radiator.



BEDROOM 2:

3.81m (12'06") x 3.3m (10'10") wall to wall

with fitted bedroom suite, coving, radiator and leaded style UPVC double glazed window.



BATHROOM:

2.84m (9'04") x 2.13m (7')

with fully tiled walls, matching corner bath, pedestal sink and close couple w.c., coving, radiator and UPVC double glazed window.



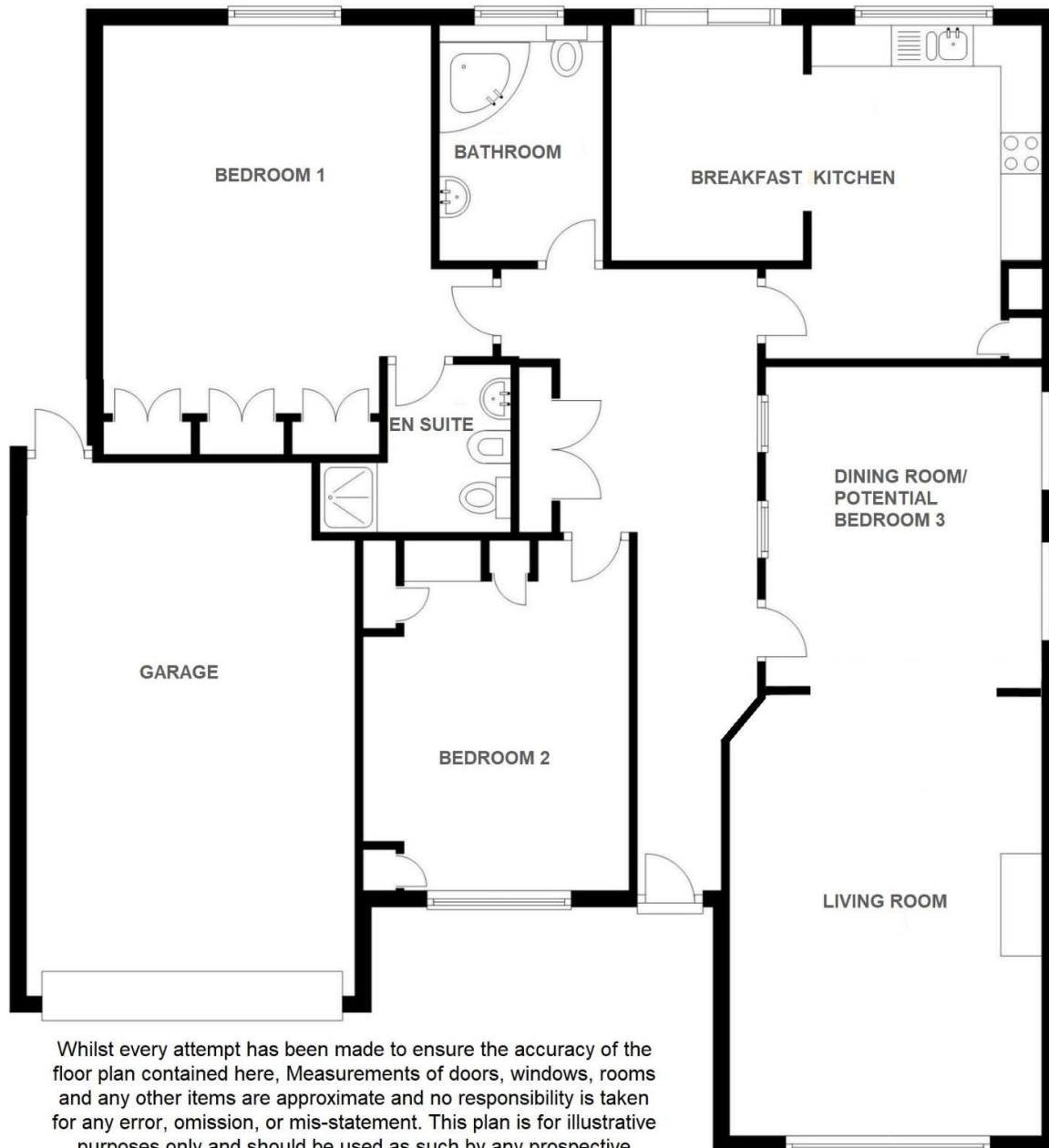
OUTSIDE:

To the front is a brick wall and brick paviour drive with small garden area and stone side leading to the **INTEGRAL DOUBLE GARAGE 5.79m (19') x 4.34m (14'3") max.** with power, light, powered up and over door, loft access to partially boarded loft and narrow UPVC door to the back.

The enclosed rear garden is mostly laid to lawn with patio area directly behind the bungalow. Low wall leading to the lawn and mature shrubs and **BRICK BULT SHED** with UPVC door and window, power and light.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

SERVICES: Mains gas, electric, water, drainage and sewer connected, The fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. where present central heating, fires, hot water cylinder and cooker) referred to in this brochure operates satisfactorily. Prospective buyers 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 D.

EPC RATING: D62

BROADBAND: Suggested speeds available on the Ofcom Broadband checker in this area - <https://checker.ofcom.org.uk/> - indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	7 Mbps	0.8 Mbps	Good
Superfast	Not available	Not available	Unlikely
Ultrafast	1000 Mbps	100 Mbps	Good

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area - **EE**

MOBILE: Obtained from the Ofcom Mobile checker - <https://checker.ofcom.org.uk/>

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. More information can be found on line at <https://checker.ofcom.org.uk/>

This table shows the mobile availability in your area.

Provider	Inside:		Outside:		
	Voice	Data	Voice	Data	Enhanced data
EE	Limited	Limited	Likely	Likely	Likely
Three	Limited	Limited	Likely	Likely	Likely
O2	Limited	Limited	Likely	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely	Likely

5G is predicted to be available around your location from the following provider(s): EE, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

If you are with a mobile communication provider which is not listed, it will use one of these networks via a wholesale arrangement. Examples include:

Lebara Mobile, Asda Mobile, Talk Mobile and VOXI use the **Vodafone** network.

Your Co-op, 1p Mobile, Utility Warehouse, Ecotalk, Plusnet and BT Mobile use the **EE** network.

iD Mobile and Smarty, Freedompop and Superdrug Mobile use the **Three** network.

Tesco Mobile, Giffgaff, Sky Mobile, Virgin Mobile and Lycamobile use the **O2** network.

FLOOD ZONE: This property is in flood zone 1. Land within flood zone 1 has a low probability of flooding from rivers and the sea. Further information for this property and the surrounding area can be found at <https://www.gov.uk/check-long-term-flood-risk> for the surrounding area.

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) and taken between internal walls.

PARKING: The property has off road parking for multi cars and a double garage. There is some street parking available also

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