Kedleston Road, Grantham NG31 7FJ

william h brown

welcome to

Kedleston Road, Grantham

Semi-detached family house in the popular Springfield Road location. Benefitting from a downstairs cloakroom, two reception rooms, kitchen, three bedrooms and family bathroom, there is a driveway for off-road parking and enclosed garden to the rear. Viewing is Highly Recommended.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Entrance hall with radiator, access to the living room and downstairs cloakroom.

Downstairs Cloakroom

With a window to the front aspect, wash hand basin, low level WC and a radiator.

Lounge

15' 9" x 13' 8" (4.80m x 4.17m)
With a window to the front aspect, staircase to the first floor landing, two radiators and double doors into the dining room.

Dining Room

8' 2" x 10' 2" (2.49m x 3.10m)
Benefitting from understairs storage, radiator and French doors leading out to the rear garden.

Kitchen

7' 3" x 10' 1" (2.21m x 3.07m)
With a window to the rear aspect, having a range of units to both the floor and eye level with worktops over, stainless steel sink, drainer and mixer tap. Integrated oven, hob with extractor hood above, plumbing and space for appliances, door leading out to the rear garden.

First Floor Landing

Upstairs landing with a window to the side aspect, airing cupboard, radiator and hatch access to the loft.

Bedroom One

11' 3" x 8' 10" Widest point (3.43m x 2.69m Widest point)
With a window to the rear aspect, radiator and access into the en-suite.

En-Suite Shower Room

Comprising of a shower cubicle, wash hand basin, low level WC and a radiator.

Bedroom Two

9' 5" x 7' 8" shortest width (2.87m x 2.34m shortest width)
With a window to the front aspect and a radiator.

Bedroom Three

6' 7" x 7' 8" (2.01m x 2.34m)
With a window to the front aspect, built-in wardrobe over the stairs and a radiator.

Family Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)
With a window to the rear aspect, bath, wash hand basin, low level WC and a radiator.

General Description Outside

Open front with lawn and a driveway to the side, gated access through to the rear garden.
The rear garden is of a good size with a patio area, perfect for outside dining and entertaining, lawn and enclosed by fencing.

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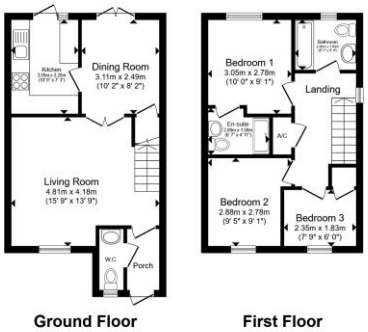
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached House
- Two Reception Rooms

Tenure: Freehold EPC Rating: C
Council Tax Band: B



Total floor area 73.3 m² (789 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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guide price

£160,000

Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST114010 - 0002

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