



30 Goodliff Road,
Grantham, Lincolnshire, NG31 7PQ

NEWTONFALLOWELL 

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Grantham, Lincolnshire, NG31 7PQ
Guide Price £135,000 to £150,000

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB.

GUIDE PRICE £135,000 to £145,000 - Located close to a selection of great schools and amenities, is this very well presented semi-detached home that would be perfect for the growing family or first-time buyer. The accommodation comprises of Entrance Hall, Lounge, Kitchen Diner, Conservatory, THREE BEDROOMS, and a modern family Bathroom with an electric shower over the bath. The property also features UPVC double glazing and gas fired central heating powered by a combination boiler. Outside there is a block paved driveway providing off road parking for two cars, with a shared continuation of the paving to the side of the home and onto the rear gardens, where there is an oversized garage and low maintenance block paved garden.

ACCOMMODATION



ENTRANCE HALL

With uPVC half obscure double glazed entrance door, uPVC obscure tall standing window to the front aspect and uPVC double glazed window to the side aspect, smoke alarm, single radiator and stairs rising to the first floor landing.

LOUNGE

17'0" x 9'5" (5.18m x 2.87m)

Having uPVC double glazed window to the front aspect, double radiator, smoke alarm, stone hearth ideal for the positioning of a fire surround with inset fire (fire in situ available by separate negotiation) and under stairs storage cupboard. An open arch leads through to:

KITCHEN DINER

15'5" x 8'7" (4.70m x 2.62m)

With uPVC double glazed window looking into the conservatory, uPVC set of sliding double glazed patio doors to the conservatory, single radiator, roll edge work surface with inset one and a half bowl stainless steel sink and drainer with high rise mixer tap over, inset 4-ring ceramic hob with stainless steel extractor hood over and stainless steel single electric oven beneath, a range of soft closing drawers with a hidden cutlery tray to the top deep drawer, eye and base level units, wall mounted Glow-worm gas fired combination boiler, space and plumbing for dishwasher and washing machine, free-standing space for a fridge freezer.

CONSERVATORY

11'9" x 6'8" (3.58m x 2.03m)

Of dwarf brick wall construction with uPVC double glazed units above and a polycarbonate roof, uPVC double glazed French doors to the garden, power and lighting.

FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect, linen cupboard with shelving, smoke alarm and loft hatch access with drop down door and pull-down aluminium ladder along with lighting.

BEDROOM ONE

13'6" x 8'9" (4.11m x 2.67m)

Having uPVC double glazed window to the front aspect, single radiator and built-in wardrobe.

BEDROOM TWO

10'1" x 8'8" (3.07m x 2.64m)

Having uPVC double glazed window to the rear aspect, single radiator, double built-in wardrobe.

BEDROOM THREE

9'10" x 6'5" (3.00m x 1.96m)

Having uPVC double glazed window to the front aspect and single radiator.

FAMILY BATHROOM

6'4" x 5'6" (1.93m x 1.68m)

Having uPVC obscure double glazed window to the rear aspect, single radiator and a 3-piece white suite comprising low level WC, wash handbasin inset to vanity unit with storage beneath and a panelled bath with mixer tap and shower attachment over. There is also an electric shower.

OUTSIDE

There is a generous block paved frontage providing comfortable off-road parking for two cars, with picket fence and wall to the boundary, gravelled border ideal for the positioning of pot plants. There is a storm porch covering the front entrance door and light. There is a block paved shared driveway leading to the rear where there is a fence and gate into the enclosed rear garden and lighting to the side. At the rear is an enclosed block paved low maintenance garden with featherboard fencing to the boundaries and outside cold water tap.

OVER SIZED DETACHED GARAGE

15'9" x 12'3" (4.80m x 3.73m)

Accessed by an up-and-over door with uPVC double glazed window to the side and door to the side.

SERVICES

Mains water, gas, electricity and drainage are connected.



COUNCIL TAX

The property is in Council Tax Band B. Annual charges for 2020/2021 - £1,392.02

DIRECTIONS

From High Street proceed south taking the right turn at the traffic lights on to Wharf Road (A52), keeping in the right-hand and following the signs for the A52. Take the left turn under the railway bridge on to Dysart Road and continue along taking the left turn on to Goodliff Road. The property is on the right-hand side just before the turning for Hillview Close.

GRANTHAM

There are local amenities close-by including primary school and bus service to town. Grantham is approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has main line station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets and a Saturday street market.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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 £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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