



**4 Tamworth Close,**  
Grantham, Lincolnshire, NG31 8UU



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£225,000**

An impressive David Wilson built semi detached town house that was completed in 2015 and offers very well planned accommodation arranged over three floors. Highlights include an attractive kitchen with fitted appliances, lounge with bay window and an enviable second floor master bedroom with an en suite shower. There is also a garage and additional driveway parking for two cars as well as an enclosed and nicely tended rear garden. An early viewing is recommended.

**ACCOMMODATION**

**ENTRANCE HALL**

With covered canopy over entrance door, radiator.

**CLOAKROOM**

With white suite of low level WC and wash handbasin, radiator and extractor fan.





### LOUNGE

16'4" into bay x 14'10" reducing to 12'3" (4.98m into bay x 4.52m reducing to 3.73m)

With uPVC double glazed bay window to the front elevation, two radiators, understairs storage cupboard.

### INNER LOBBY

With stairs rising to the first floor, radiator.

### KITCHEN / DINING ROOM

15'5" x 10'7" (4.70m x 3.23m)

With uPVC double glazed window to the rear elevation and double glazed French doors to the garden, an attractively fitted room with a range of white fronted eye and base level units with wood style working surfaces over, inset stainless steel sink and drainer with chrome mixer tap, 4-ring gas hob with stainless steel splashback and stainless steel extractor hood over, built-in single electric oven, fridge freezer and washing machine.

### FIRST FLOOR LANDING

With airing cupboard housing pressurised water cylinder, inner landing with radiator and stairs to the second floor.

### BEDROOM TWO

11'9" x 8'7" (3.58m x 2.62m)

With uPVC double glazed window to the rear elevation, radiator.

### BEDROOM THREE

12'0" x 8'7" (3.66m x 2.62m)

With uPVC double glazed window to the front elevation, radiator.

### FAMILY BATHROOM

8'1" x 6'7" (2.46m x 2.01m)

With obscure uPVC double glazed window to the rear elevation, extractor fan, heated towel rail and a 3-piece suite comprising panelled bath, low level WC and pedestal wash handbasin.

## SECOND FLOOR

### MASTER BEDROOM

19'10" x 15'6" (6.05m x 4.72m)

A lovely master bedroom suite with distant roofscape views through a dormer window to the front elevation and Velux windows to rear, two radiators and fitted wardrobe.

### EN SUITE SHOWER ROOM

8'0" x 4'0" (2.44m x 1.22m)

With shower cubicle, pedestal wash handbasin and low level WC., extractor fan, shaver point and heated towel rail.

### OUTSIDE

The property stands behind a small lawned area and there is a paved ramp with metal railings leading to the front entrance door. A block paved driveway provides off-road parking for 2 vehicles and leads to the single garage. A gate to the side leads through to the rear garden which enjoys a fair level of privacy and is generally not overlooked. There is an extended paved patio, lawn and chipped borders with timber fencing to the boundaries.

### GARAGE

With up-and-over door

### SERVICES

Mains water, gas, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band C. Annual charges for 20120/2021 - £1,590.88





## DIRECTIONS

From High Street continue on to Watergate proceeding over the roundabout adjacent to Asda on to Barrowby Road (A52). Continue to the roundabout and take the right turn onto Pennine Way. Take the first left turn on the Knaresborough Drive continuing along following the road bearing left on to Knaresborough Drive. Turn left at the junction, still on Knaresborough Drive, then take the second left turn on to Tamworth Close. The property is on the right-hand side.

## GRANTHAM

There are local amenities available on nearby Barrowby Gate including bus service to town and Tesco Express store and local schools and nurseries available within the area. The property is situated within the catchment area for the new Poplar Farm Primary School which opened in September of this year.

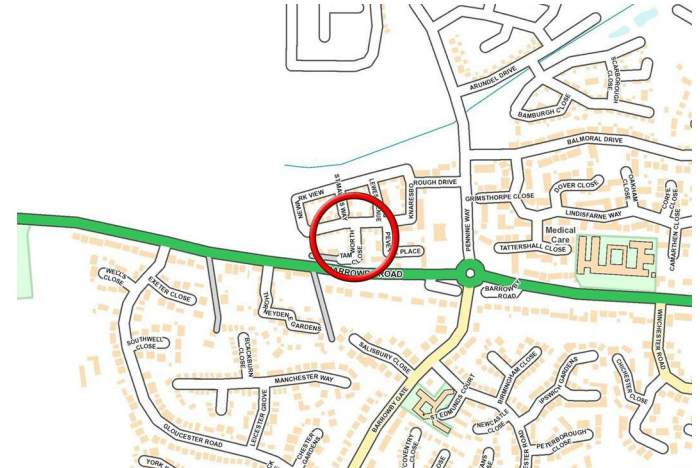
Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

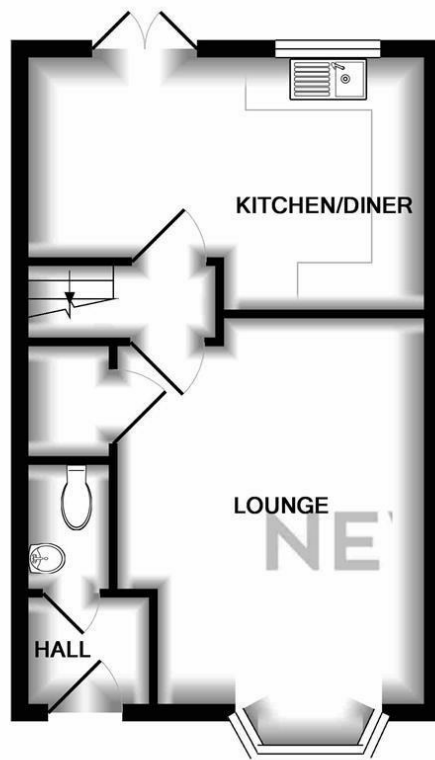
## AGENT'S NOTE

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.

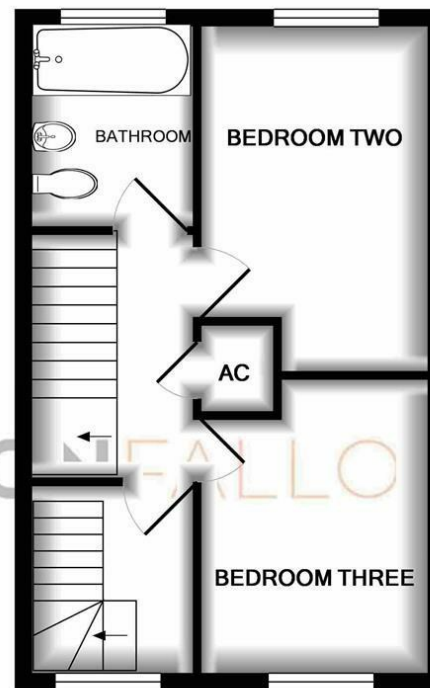
\*\* We are required under the Estate Agent Act 1979 and the Provision of Information Regulations 1991, to point out that the client we are acting for in the sale of this property is a "connected person" as defined by the Act. \*\*



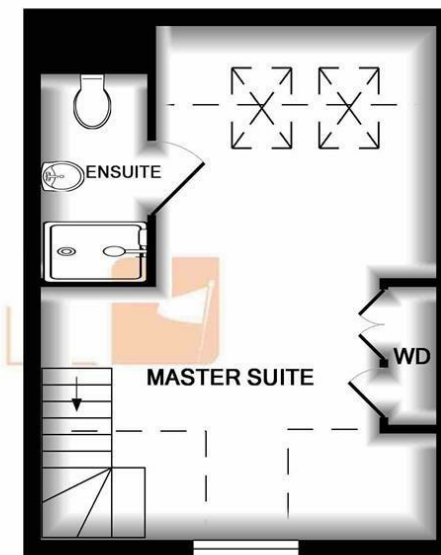
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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.

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  
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