



8a Durham Close,
Grantham, Lincolnshire, NG31 8RL

NEWTONFALLOWELL 

8a Durham Close,
Grantham, Lincolnshire, NG31 8RL
Offers Over **£180,000**

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located on Barrowby Gate, is this much improved and much-loved family home that would be an ideal first time buy or a home for the growing family. The accommodation, that extends to 1,000 square feet (plus a high-quality Conservatory) comprises of Reception Hall, Lounge, Kitchen, Cloakroom, glass roof Conservatory, THREE BEDROOMS, and a Family Bathroom. The property also features UPVC double glazing and gas fired central heating. Outside there is a block paved driveway offering parking for two cars and a front lawn. To the rear, there is an enclosed garden with a lawn, decked seating and a shed for storage. Beyond the rear garden boundary, is an open green space which makes for a pleasant outlook from the bedrooms to the rear, and is perfect for a family to take a walk with a dog! Please also see the FREE Key Facts for Buyers Report which is below.

ACCOMMODATION



RECEPTION HALL

With partially obscure uPVC double glazed entrance door, single radiator, smoke alarm, stairs rising to the first floor landing and cloaks cupboard.

CLOAKROOM

With uPVC obscure double glazed window to the front aspect, single radiator, integrated extractor fan and a 2-piece white suite comprising low level WC and wash handbasin.

LOUNGE

15'0" x 14'3" (4.57m x 4.34m)

With uPVC double glazed French doors to conservatory with uPVC double glazed windows adjacent, double radiator, under stairs storage cupboard and a free-standing focal fireplace with inset electric fire.

CONSERVATORY

12'2" x 9'4" (3.71m x 2.84m)

A high quality conservatory constructed of dwarf brick wall with uPVC double glazed units over and a K Glass roof, wall mounted electrically operated thermostat and timer controlled radiator and a slate effect tiled laminate floor.

KITCHEN

10'0" x 6'9" (3.05m x 2.06m)

With uPVC double glazed window to the front aspect, single radiator, roll edge work surface with inset stainless steel sink and drainer with high rise mixer tap over, inset 4-ring stainless steel gas hob with integrated extractor over and stainless steel single electric oven beneath, base level cupboards and drawers for storage with matching eye level units, wall mounted gas fired boiler set within cupboard, countertop lighting, space and plumbing for washing machine, space for under counter appliance, space for free-standing fridge freezer.

FIRST FLOOR LANDING

With smoke alarm.

BEDROOM ONE

11'9" x 8'1" (3.58m x 2.46m)

With uPVC double glazed window to the front aspect enjoying an elevated view, single radiator, an extensive range of built-in wardrobes and airing cupboard housing hot water tank and having shelving.

BEDROOM TWO

11'2" x 8'5" (3.40m x 2.57m)

Having uPVC double glazed window to the rear aspect overlooking a green space, single radiator.

BEDROOM THREE

7'8" x 6'3" (2.34m x 1.91m)

With uPVC double glazed window to the rear aspect also enjoying a view over the open green space, single radiator and loft hatch access.

FAMILY BATHROOM

8'4" x 5'0" (2.54m x 1.52m)

With uPVC obscure double glazed window to the side aspect, single radiator, ceramic tiled floor, recessed LED spotlighting to include an integrated extractor fan, fully tiled walls and a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with mixer tap and shower attachment and electric shower over.

OUTSIDE

To the front there is block paved parking for two vehicles with a pathway to the front entrance door and a lawned garden with outside tap and storm porch covering the front entrance door. To the side there is a gate leading to the rear garden which are westerly facing with steps up to a lawned garden with a decked seating area, fencing to the boundaries and a timber SHED for storage. There is also outside security lighting.

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 continue on to Watgate taking the left turn at the traffic lights, over the roundabout adjacent to Asda and on to Barrowby Road (A52), Take a left hand turn at the roundabout onto Barrowby Gate, follow the road round, turn right onto Durham Close and the property is on the right-hand side.

GRANTHAM

There are local amenities available on Barrowby Gate including bus service to town and Tesco Express store and local schools and nurseries available within the area. The property is also situated within the catchment area for the new Poplar Farm Primary School.

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

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.



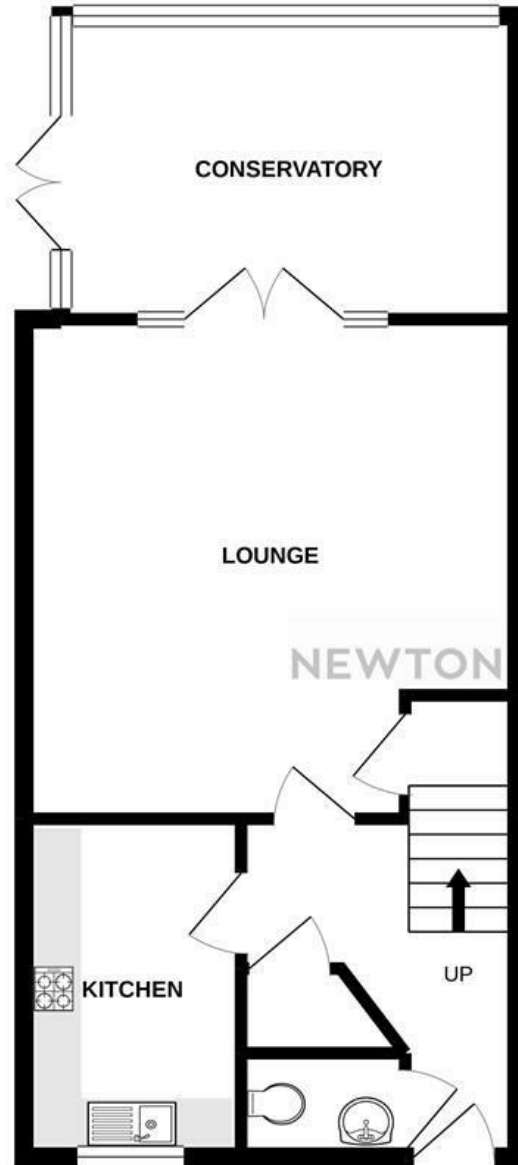
GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	62	
(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		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 up to £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.



t: 01476 591900
 e: grantham@newtonfallowell.co.uk
www.newtonfallowell.co.uk

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
 Made with Metroplex ©2020

