



**36 Totnes Place,**  
Grantham, Lincolnshire, NG31 8XH

**NEWTON**FALLOWELL 

36 Totnes Place,  
Grantham, Lincolnshire, NG31 8XH  
Offers In The Region Of **£160,000**

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Completed in December 2019, and offering super-efficient living, is this perfect home in a quiet position, that would be ideal for a first-time buyer or a downsizer. The accommodation comprises Entrance Hall, Lounge, Cloakroom, Kitchen with a full range of appliances, TWO DOUBLE BEDROOMS and a Bathroom with an electric shower over the bath. The property also benefits from UPVC double glazing and gas fired central heating powered by a modern combination boiler. Outside to the front there is tarmac driveway parking for 2 cars directly in front of the pathway to the front door for convenience. To the rear there are larger than expected south facing gardens to enjoy the very best of the British summer. This home is being sold with no onward chain.

**ACCOMMODATION**

**ENTRANCE HALL**

With half obscure composite entrance door, single radiator.



## LOUNGE

12'10" x 11'10" (3.91m x 3.61m)

With uPVC double glazed window to the front aspect, double radiator, wall mounted electrical consumer unit, stairs rising to the first floor landing and smoke alarm. Door to:

## KITCHEN DINER

12'9" x 11'3" max reducing to 7'6" (3.89m x 3.43m max reducing to 2.29m)

Having uPVC double glazed French doors to the garden with uPVC double glazed windows adjacent and in-built blind system, upgraded kitchen to include high gloss base level cupboards and drawers with matching eye level units, wall mounted gas heating boiler set within cupboard, inset 4-ring stainless steel gas hob with glass splashback, stainless steel extractor hood over and stainless steel single electric oven beneath, integrated fridge freezer, integrated slimline dishwasher and integrated washing machine, stainless steel sink and drainer with high rise mixer tap over, countertop lighting, generous under stairs storage cupboard with power.

## CLOAKROOM

With uPVC obscure double glazed window to the side aspect and a 2-piece white suite comprising low level WC and wash handbasin.

## FIRST FLOOR LANDING

With loft hatch access, single radiator and smoke alarm.

## BEDROOM ONE

12'10" x 9'4" (3.91m x 2.84m)

Having uPVC double glazed window to the front aspect enjoying a view to St Sebastian's spire at Great Gonerby, single radiator and door to built-in over stairs storage cupboard.

## BEDROOM TWO

12'10" x 7'6" (3.91m x 2.29m)

With uPVC double glazed window to the rear aspect, single radiator.

## BATHROOM

6'0" x 6'0" (1.83m x 1.83m)

With uPVC obscure double glazed window to the side aspect, single radiator, shaver socket, integrated extractor fan and a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with mixer tap and electric shower over with glazed shower screen.

## Note

The blinds will be available by separate negotiation. The sofa and the wardrobe in bedroom one are also available to purchase by separate negotiation.

The property has the remainder of the house builder warranty along with various warranties on the appliances and heating boiler.

## OUTSIDE

There is tarmac block paved PARKING FOR TWO VEHICLES and a pathway leads to the front entrance door with outside lighting. The pathway continues to the side, through a timber gate and on to the rear garden which is south facing, well proportioned, with pathway across the rear which doubles as a patio seating area, outside double electric power sockets, outside cold water tap and a lawned level garden with featherboard fencing to the boundaries.

## 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



## GRANTHAM

The property is ideally situated for access to the A52 to Nottingham and A1 north. There are local shops closeby on Barrowby Gate including a Tesco Express and the recently opened Poplar Farm Primary School is within an easy walk.

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.

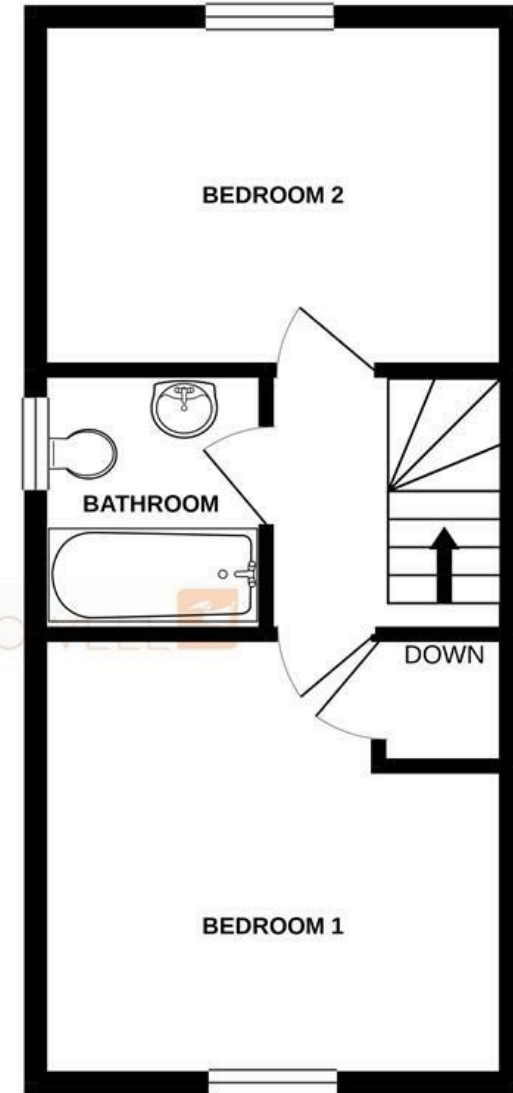
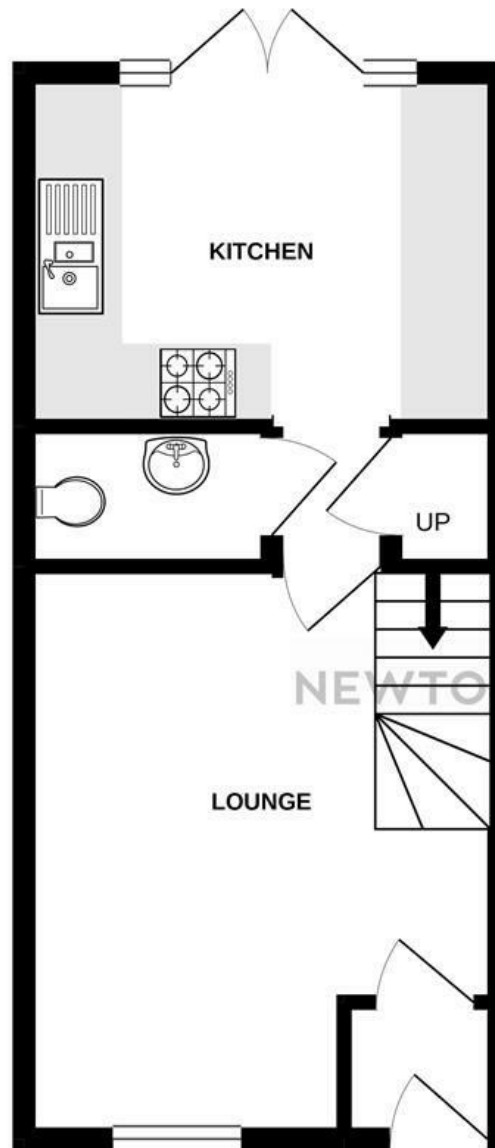
## AGENT'S NOTE

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.

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