



**84 Wroxall Drive,**  
Grantham, Lincolnshire, NG31 7EH

**NEWTON**FALLOWELL 



84 Wroxall Drive,  
Grantham, Lincolnshire, NG31 7EH  
£159,950

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located at the end of a quiet cul-de-sac, yet conveniently located for local amenities and the town centre of Grantham, is this semi-detached bungalow that has had additional living space created in the attic and by way of adding a conservatory. The accommodation comprises of Lobby/Utility, Kitchen, Lounge, Dining Room, Conservatory, Bathroom and TWO BEDROOMS to the ground floor, with a further bedroom opportunity in the attic space with an En-suite. The property also benefits from UPVC double glazing, gas fired central heating powered via a modern combination boiler and a 10-panel solar system, to keep electricity costs low. Outside to the front, there is a generous block paved driveway offering ample off-road parking leading to an attached carport, and onwards to a garage. The gardens to the rear are mainly level and west facing with a high degree of privacy. This bungalow is being sold with no onward chain.

#### ACCOMMODATION





### ENTRANCE LOBBY / UTILITY

With uPVC double glazed windows to the side and rear, work surface, cupboard storage, space and plumbing for a washing machine and an open arch to:

### KITCHEN

10'2" x 7'6" (3.10m x 2.29m)

With uPVC double glazed window to the side aspect, single radiator, roll edge work surface with inset stainless steel sink and drainer with high rise mixer tap over, inset 4-ring ceramic hob with stainless steel double electric oven beneath and recessed spotlighting over, eye and base level units, integrated fridge, integrated dishwasher and Ideal Logic gas fired combination boiler set within cupboard. Door to:

### INNER HALLWAY

With loft hatch and former airing cupboard with shelf storage, single radiator.

### LOUNGE

16'1" x 11'7" (4.90m x 3.53m)

With uPVC double glazed window to the front aspect, double radiator, electric fan assisted fire mounted to a brick exposed fire surround with wooden mantel. A spiral staircase leads to the first floor and a sliding door leads through to:

### DINING ROOM / OFFICE

8'9" x 7'5" (2.67m x 2.26m)

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

### BEDROOM ONE

11'6" x 10'7" (3.51m x 3.23m)

(Has recently been used as a dining room). Having single radiator and double glazed sliding patio doors to the conservatory.

### CONSERVATORY

16'4" x 8'6" (4.98m x 2.59m)

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

### BEDROOM TWO

8'9" x 8'7" (2.67m x 2.62m)

Having uPVC double glazed window to the rear aspect looking into the conservatory and single radiator.

### BATHROOM

5'9" x 4'9" (1.75m x 1.45m)

Having wall mounted electric heater, fully tiled walls, integrated extractor fan and a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with electric shower over.

### OUTSIDE

There is an extensive block paved driveway to the front providing off-road parking for 4 cars, a gravelled garden with shrubs and wall and fence to the boundary. To the side there is a CARPORT, with outside cold water tap, which leads on to a single GARAGE. Between the garage and the bungalow a wrought iron gate leads on to the rear garden. At the rear there is a gravelled seating area, pond and a lawned garden with hedging to the boundaries providing a high degree of privacy.

### GARAGE

With up-and-over door, door to the side and two glazed windows.

### SOLAR PANELS

On the rear of the property there is also a 10-panel solar panel system, which is an owned system and therefore benefits from a rebated amount coming back every year (exact amount currently unknown) and also gives reduced price electricity.

### 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 turning left at the traffic lights and proceeding over the roundabout adjacent to Asda on to the A52 Barrowby Road. At the roundabout take the left turn into Barrowby Gate turning left at the bottom into High Meadow, left into Newport Avenue and left again into Wroxall Drive. The property is along on the right-hand side.

### GRANTHAM

There are local amenities available on both Dysart Road and Barrowby Gate including a bus service to town.

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) <b>A</b>  |  |   | <b>82</b> |
| (81-91) <b>B</b>  |  |   |           |
| (69-80) <b>C</b>  |  |   |           |
| (55-68) <b>D</b>  |  | <b>55</b>   |           |
| (39-54) <b>E</b>  |  |   |           |
| (21-38) <b>F</b>  |  |   |           |
| (1-20) <b>G</b>   |  |   |           |
| Not energy efficient - higher running costs                     |  |   |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive<br>2002/91/EC  |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  |  |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  | Current   | Potential |
| (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 |  |   |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive<br>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](mailto:grantham@newtonfallowell.co.uk)

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)





