



9 Chichester Close,
Grantham, Lincolnshire, NG31 8AS

NEWTONFALLOWELL 

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Grantham, Lincolnshire, NG31 8AS
£295,000

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located at the head of a quiet Barrowby Gate cul-de-sac, is this extended detached three bedroom bungalow that is presented to the market in excellent condition, and is ready to move into. The accommodation comprises of the Reception Hall, Lounge, Open Plan Living Family Kitchen with feature wood burning stove, THREE BEDROOMS with an En-suite to Bedroom One and a Modern Family Bathroom. The bungalow also has the benefits of UPVC double glazing, gas fired central heating, an alarm system and a hot water solar panel system. Outside to the front, there is generous double width driveway offering parking for up to 4 cars that leads to an over-sized attached garage, with vaulted roof and Velux windows. The gardens are generous to the front, rear and both sides, with the majority at the side and rear having a southerly aspect to enjoy the very best of the British summer.

ACCOMMODATION

RECEPTION HALL

With half obscure uPVC double glazed entrance door with in-built blind system, single radiator, drop down loft hatch and internal oak doors.



LOUNGE

16'10" x 12'0" (5.13m x 3.66m)

With uPVC double glazed bow window to the front aspect, uPVC double glazed window to the side aspect, double radiator and wall mounted gas fire.

OPEN PLAN LIVING FAMILY KITCHEN

23'8" x 22'6" maximum measurements (7.21m x 6.86m maximum measurements)

Extended in March 2010, being 'L' shaped and having a set of uPVC double glazed French doors with in-built blind system to the garden, uPVC double glazed windows adjacent with in-built blinds and triangular large uPVC double glazed window directly above, two double glazed Velux windows to the roofline, large tile ceramic tiled floor, three large tall standing towel radiators. There is also a floor mounted wood burning stove in the living space with exposed stainless steel flue. The kitchen area offers a square edged work surface with inset one and a half bowl stainless steel sink and drainer with high rise utility type mixer tap over, inset 4-ring stainless steel gas hob with stainless steel splashback behind, stainless steel single electric oven beneath and a stainless steel extractor hood above, a generous range of base level cupboards and drawers with further matching eye level cupboards, space and plumbing for dishwasher and washing machine, space for under counter fridge and freezer, alarm control panel and a built-in storage cupboard which houses the oversized pressurised hot water tank.

BEDROOM ONE

11'11" x 10'4" (3.63m x 3.15m)

With uPVC double glazed French doors to the side aspect with built-in blind system, double radiator.

EN SUITE SHOWER ROOM

Having uPVC obscure double glazed window to the side aspect, tall standing towel radiator and a 3-piece white suite comprising low level WC, wash handbasin and a fully tiled shower cubicle with mains fed shower within and folding glazed shower screen.

BEDROOM TWO

14'8" x 10'6" (4.47m x 3.20m)

Currently used as a home gym, having uPVC double glazed window to the front aspect and double radiator.

BEDROOM THREE

8'9" x 6'5" (2.67m x 1.96m)

Currently used as a home office and having uPVC double glazed window to the side aspect, double radiator.

FAMILY BATHROOM

7'3" x 5'9" (2.21m x 1.75m)

Having uPVC obscure double glazed window to the side aspect, tall standing towel radiator and a 3-piece white suite comprising low level WC, wash handbasin and a double ended panelled bath with mixer tap and shower attachment over.

OUTSIDE

The property is positioned at the end of a quiet cul-de-sac with a lawned front garden and driveway to the side providing comfortable off-road parking for several vehicles and which also leads to the garage. There is outside security lighting in the recessed storm porch and to the left-hand side of the garage wooden double gates lead on to the side and rear garden. The side and rear gardens are particularly private due to the fact that the neighbouring properties are also bungalows and the rear aspect is south facing. To the side, off bedroom one, there is a patio area and a second patio area with outside cold water tap. There is a brick edged slate chipped bed, lawn with shrub stocked borders and fencing to the boundaries. The side and rear also have security lighting and there is a timber LOG STORE. Behind the double gates there is also a side lawned garden.

OVER-SIZED GARAGE

20'4" x 8'7" (6.20m x 2.62m)

Having up-and-over door, uPVC double glazed window to the rear and two Velux double glazed windows to the roofline. There is also power and lighting and wall mounted modern electrical consumer unit.



SOLAR PANELS

There is a solar panel system for creating hot water and we are informed by the vendor that during the months April to September the water temperature generated is usually between 40 and 70 degrees and therefore reduces the use of gas and electricity during the warmer months of the year.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C. Annual charges for 2020/2021 - £1,590.88

DIRECTIONS

From High Street continue on to Watergate and taking the left turn at the traffic lights, over the roundabout adjacent to Asda and on to Barrowby Road. Continue along taking the left turn before the roundabout on to Winchester Road then right on to Chichester Close. The property is at the end on the right-hand side.

GRANTHAM

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO2 emissions		Current	Potential
(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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	
			

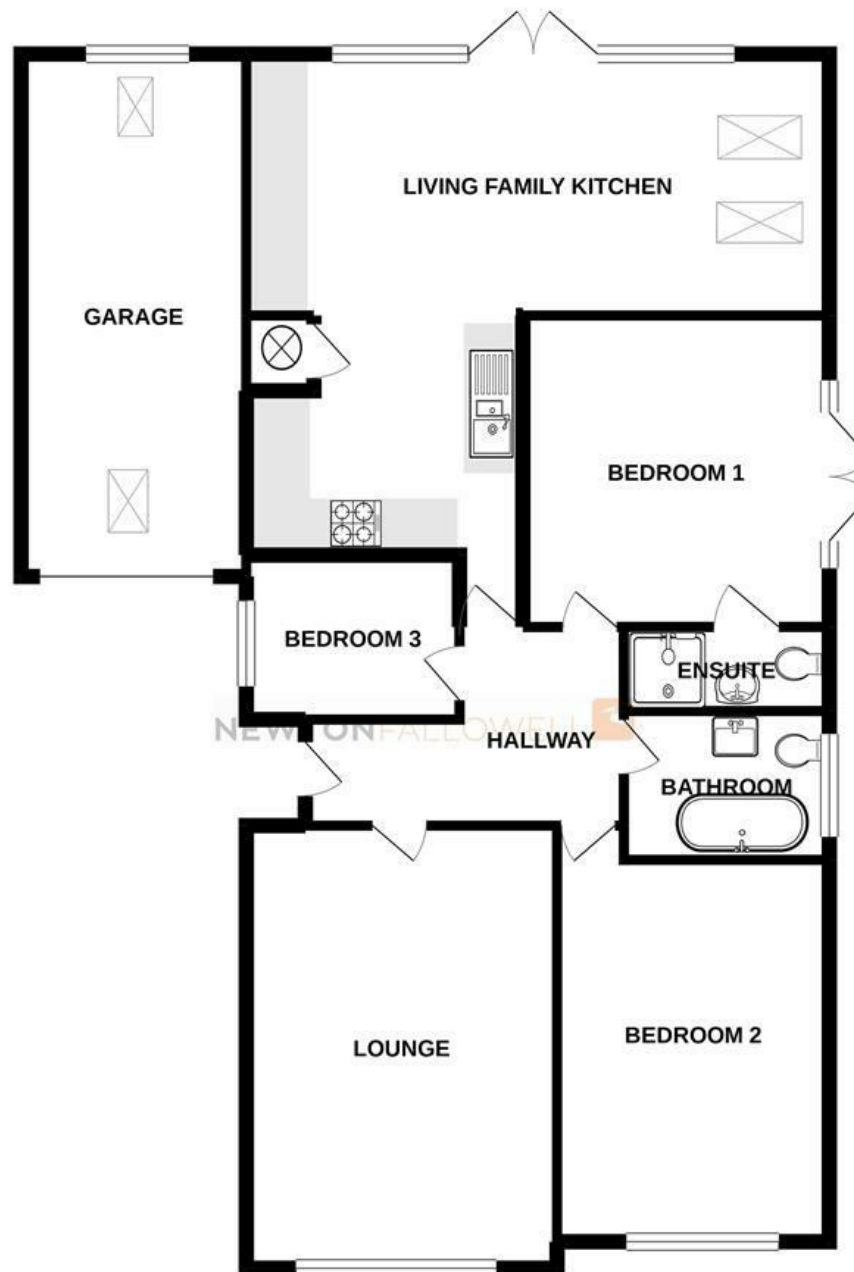
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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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GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 sq.m.) approx.

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.
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