



24 Birmingham Close,
Grantham, Lincolnshire, NG31 8SD

NEWTONFALLOWELL 

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Grantham, Lincolnshire, NG31 8SD
Guide Price £250,000 to £260,000

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB.

GUIDE PRICE £250,000 to £260,000 - A very well presented detached family home within the favoured Barrowby Gate area. The property has benefited from a recent programme of improvements which includes replacement double glazed windows and doors, the installation of an inset log burner, redecoration to the majority of the ground floor, re-tiling the Kitchen and a new block paved driveway. The spacious accommodation consists of Reception Hall, Cloakroom, Lounge, Dining Room, Breakfast Kitchen, FOUR BEDROOMS, an En-Suite Shower Room and Family Bathroom with a replacement shower cubicle. Outside there is a driveway leading to a garage, as well as private well-fenced gardens to the rear.

ACCOMMODATION



RECEPTION HALL

14'1" x 6'3" (4.29m x 1.91m)

With replacement composite entrance door, single radiator, smoke alarm and stairs rising to the first-floor landing, and a recently added and stylish tiled floor.

CLOAKROOM

Having obscure uPVC double glazed window to the front elevation, single radiator and a 2-piece white suite comprising wash handbasin and low level WC.

LOUNGE / DINER

23'4" x 10'3" (7.11m x 3.12m)

With uPVC double glazed window to the front elevation, uPVC double glazed French doors to the garden, fireplace with inset wood burning stove with wooden surround, double and single radiator and laminate flooring.

BREAKFAST KITCHEN

17'0" x 12'6" (5.18m x 3.81m)

Having two uPVC double glazed windows to the rear elevation, roll edge work surface with inset one and a half bowl sink and drainer with mixer tap over, a range of eye and base level units, integrated dishwasher and washing machine, Zanussi double oven and Zanussi hob with stainless steel cooker hood over, heated towel rail, tiled flooring, stylish 'metro brick' tiled splashbacks, space for fridge freezer, under stairs storage cupboard and uPVC half obscure glazed door to the rear elevation.

FIRST FLOOR LANDING

With loft hatch access, radiator and airing cupboard with radiator and shelving and a carbon monoxide alarm.

BEDROOM ONE

13'7" x 10'0" (4.14m x 3.05m)

With uPVC double glazed window to the front elevation, bulkhead storage cupboard and single radiator.

EN SUITE SHOWER ROOM

With uPVC obscure double glazed window to the front elevation, a 3-piece white suite comprising wash handbasin, low level WC and a fully tiled shower cubicle, tiled splashbacks, heated towel radiator and shaver socket.

BEDROOM TWO

10'8" x 7'11" (3.25m x 2.41m)

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

BEDROOM THREE

11'11" x 7'10" (3.63m x 2.39m)

With uPVC double glazed Velux window to the front elevation and single radiator.

BEDROOM FOUR

8'8" x 8'7" (2.64m x 2.62m)

With uPVC double glazed window to the rear elevation and single radiator.

SHOWER ROOM

6'2" x 6'9" (1.88m x 2.06m)

With uPVC obscure double glazed window to the rear elevation, fully tiled shower cubicle, wash handbasin and low level WC., heated towel radiator and shaver socket.

OUTSIDE

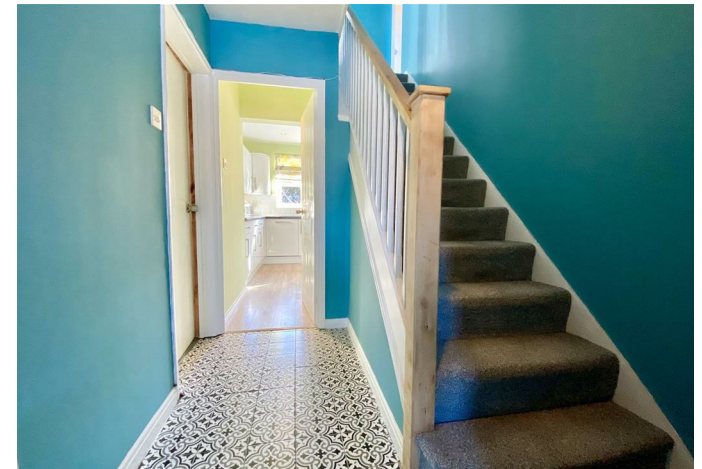
A recently laid block paved driveway leads to the single integral garage and there is also a gravelled parking area and front garden. A side gate leads on to the rear where there is a private garden with patio, lawn, apple, plum and pear trees and fencing to the boundaries.

SINGLE INTEGRAL GARAGE

With up-and-over door.

SERVICES

Mains water, gas, electricity and drainage are connected.



COUNCIL TAX

The property is in Council Tax Band D. Annual charges for 2020/2021 - £1,789.74

DIRECTIONS

From High Street continue on to Watergate turning left at the traffic lights and continuing over the roundabout adjacent to Asda and under the railway bridge on to Barrowby Road. At the roundabout take the left turn on to Barrowby Gate then left on to Worcester Road and left on to Birmingham Close. The property is 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 new Poplar Farm Primary School and is on a local bus route to town. Further amenities are available along Dysart Road.

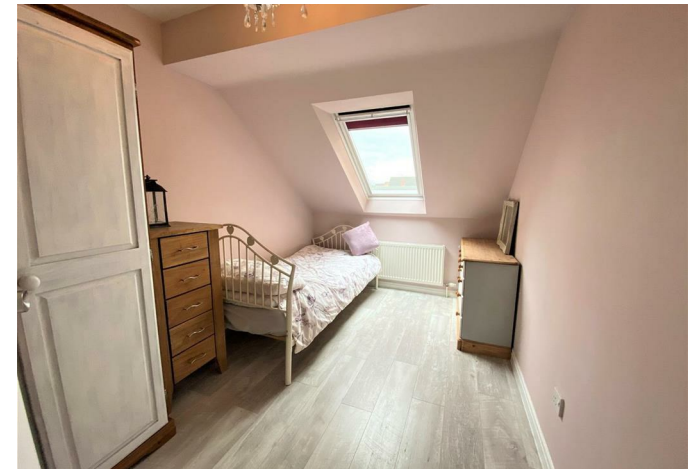
Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with 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.

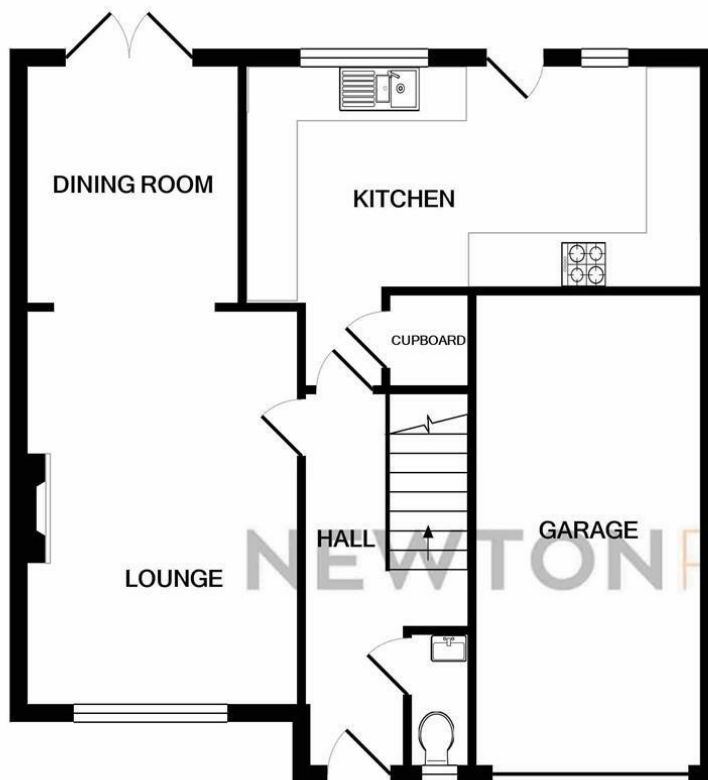
AGENT'S NOTE

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		69	82
(81-91) B			
(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 (CO₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		65	78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			



GROUND FLOOR



1ST 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 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.

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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