



2 Teesdale Road,
Grantham, Lincolnshire, NG31 8ES

NEWTONFALLOWELL 

2 Teesdale Road,
Grantham, Lincolnshire, NG31 8ES
Guide Price £175,000

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

FOR SALE BY INFORMAL TENDER - CLOSING DATE TUESDAY 23RD FEBRUARY 2021 AT 3 PM. GUIDE PRICE £175,000.

Located on the Manthorpe Estate and positioned upon a corner plot, is this detached bungalow that has been owned by the current family since it was built brand new by Foster's in the 1960s. The accommodation comprises of Entrance Hall, Lounge, Kitchen Diner, TWO DOUBLE BEDROOMS and a modern Wet Room. The property also features UPVC double glazing and gas fired central heating powered by a modern combination boiler located in the roof space. Outside there are gardens to the front, side, and rear, with a driveway, carport and a Garage with attached brick built shed. This home is being sold with no onward chain.

ACCOMMODATION



ENTRANCE HALL

With half obscure glazed entrance door, shelved storage cupboard, smoke alarm. An obscure glazed door leads to:

LOUNGE

12'0" x 11'4" (3.66m x 3.45m)

With uPVC double glazed bay style window to the front aspect, single radiator, decorative effect fan assisted electric fire set into a marble effect surround and hearth with decorative wooden mantel.

KITCHEN DINER

12'3" x 11'9" (3.73m x 3.58m)

Having uPVC double glazed window to the side and rear aspects, half obscure glazed door to the carport area, built-in pantry with shelving, electricity meter, electrical consumer unit, roll edge work surface with inset stainless steel sink and drainer with high rise mixer tap over, inset 4-ring gas hob with extractor hood above, a good range of base level cupboards and drawers with matching eye level units, stainless steel double electric oven, double radiator, space and plumbing for dishwasher and washing machine.

BEDROOM ONE

12'0" x 11'8" (3.66m x 3.56m)

With uPVC double glazed window to the rear aspect, single radiator and an extensive range of built-in wardrobes.

BEDROOM TWO

12'1" x 8'10" (3.68m x 2.69m)

Having uPVC double glazed window to the front aspect, single radiator and a generous range of built-in bedroom furniture, drop down loft hatch access with aluminium ladder to the loft space with lighting and gas fired combination boiler.

WET ROOM

7'6" x 5'9" (2.29m x 1.75m)

With uPVC obscure double glazed window to the side aspect, single radiator, integrated extractor fan, majority tiled walls, wall mounted electric fan heater and a 2-piece white suite comprising low level WC and wash handbasin and floor drainage point with mains fed shower over.

OUTSIDE

The property is positioned on a corner plot on the corner of Teesdale Road and Dale Road. There is a block paved driveway to the front and a gravelled low maintenance garden with raised flower border with low wall to the boundary. The block paved driveway leads towards the CARPORT where there is an outside cold water tap which leads through to the garage. There is also an attached brick OUTBUILDING with uPVC obscure double glazed window to the side aspect. The gardens continue to the side along Dale Road and are low maintenance with inset circular seating areas, raised borders with slate chippings and low walling to the boundary. At the rear there is a patio, raised flower beds, TWO GREENHOUSES and a selection of raised vegetable beds, with concrete post and gravel board fencing to the rear boundary.

GARAGE

16'10" x 12'3" maximum (5.13m x 3.73m maximum)

Being 'L' shaped with uPVC double glazed window to the rear aspect, door to the side, power and lighting and electric roller sectional door.

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 Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Continue over the traffic lights on to Manthorpe Road, passing Grantham Hospital on the left-hand side and take the left turn on to Sandcliffe Road, right on to Dale Road and the property is on the left-hand side on the corner of Teesdale Road.

GRANTHAM

Grantham is situated approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has a mainline station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets (Asda, Lidl, Sainsburys and Aldi as well as an M&S food store) and a Saturday street market.

The Manthorpe estate has a regular bus service to town as well as to Lincoln and Sleaford. There is a local shop on the estate. Schools closeby are the Manthorpe Pre-School Playgroup, Cliffedale Primary School and The Priory Ruskin Academy, so all ages catered for.

AGENT'S NOTE

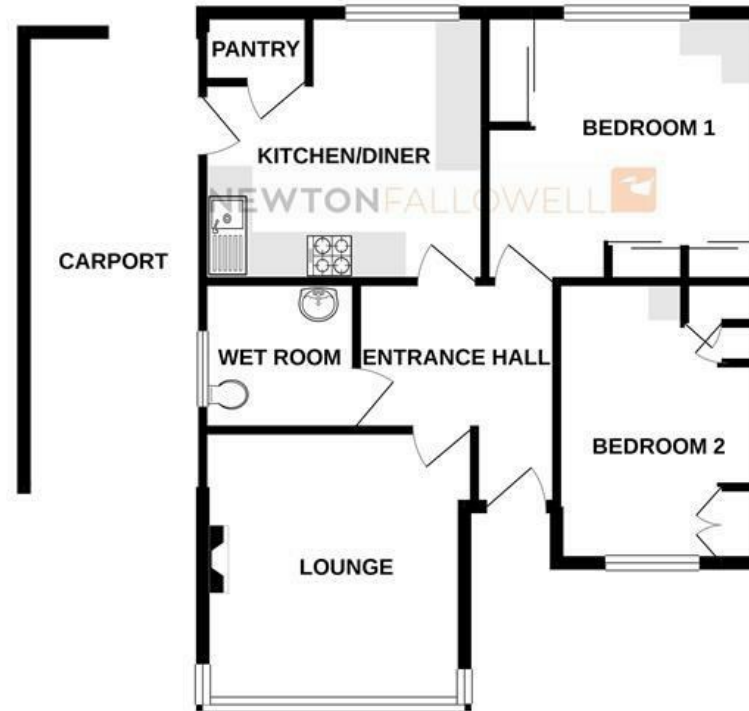
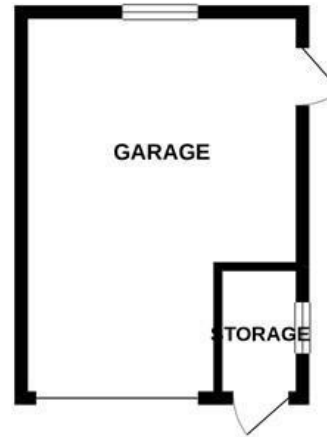
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

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
1004 sq.ft. (93.3 sq.m.) approx.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(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 (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	62
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) 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.

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For more information please call in the office or telephone 01476 591900.

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TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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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