



39 Ascot Drive,
Grantham, Lincolnshire, NG31 9TB

NEWTONFALLOWELL 

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Grantham, Lincolnshire, NG31 9TB
Offers In The Region Of £175,000

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located in a quiet cul-de-sac on the Sunningdale development is this very well presented and maintained semi-detached home, that could make the ideal family home. The superb accommodation comprises of Entrance Hall, Lounge, Conservatory to the rear, Kitchen Diner, THREE BEDROOMS and a Family Bathroom. Outside there is a garage and driveway providing off-road parking for multiple vehicles, as well as gardens to the front and rear, the latter of which is private and enclosed. This home also benefits from UPVC double glazing and gas fired central heating.

ACCOMMODATION

ENTRANCE HALL

With partially obscure double glazed uPVC entrance door (installed in 2017), single radiator, stairs rising to the first floor landing, smoke alarm, wall mounted modern electrical consumer unit and generous under stairs storage cupboard.



LOUNGE

14'9" x 11'3" (4.50m x 3.43m)

With UPVc patio double glazed sliding doors to the conservatory, double radiator and focal fireplace with marble hearth and decorative wooden surround.

CONSERVATORY

9'9" x 7'0" (2.97m x 2.13m)

Of UPVc double glazed construction with a polycarbonate roof, UPVc double glazed sliding patio doors to the rear aspect.

KITCHEN DINER

13'0" x 8'5" (3.96m x 2.57m)

With UPVc double glazed window to the front aspect, uPVC partially obscure double glazed door to the side and driveway (installed in 2017), single radiator, square edge work surface with inset stainless steel sink and drainer with high rise mixer tap over, base level cupboards and drawers with further matching eye level units, space for free-standing cooker, space and plumbing for washing machine, space for further under counter appliance, free-standing space for a fridge freezer, space for breakfast bar or breakfast table and wall mounted Glow-Worm Energy 15S gas fired central heating boiler (services around October 2020).

FIRST FLOOR LANDING

With smoke alarm, loft hatch access and airing cupboard housing the hot water tank and having shelf storage.

BEDROOM ONE

14'9" x 8'3" (4.50m x 2.51m)

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

BEDROOM TWO

9'8" x 8'3" (2.95m x 2.51m)

With UPVc double glazed window to the front aspect, single radiator.

BEDROOM THREE

8'2" x 6'0" (2.49m x 1.83m)

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

BATHROOM

6'10" x 6'0" (2.08m x 1.83m)

With UPVc obscure double glazed window to the front aspect, single radiator, tiling to walls, integrated extractor fan and a 3-piece white suite comprising low level WC, pedestal wash handbasin and an 'L' shaped panelled bath (replaced around 2018) with glazed shower screen and electric shower over, also replaced at the same time.

OUTSIDE

There is off-road parking for three cars and which also leads to the detached garage. There is also a lawned front garden with pathway to the front entrance with storm porch covering over. The rear garden is enclosed by featherboard fencing with a generous patio seating area with a timber gate between the garage and the house leading on to the driveway and there is also a lawned garden.

GARAGE

18'0" x 9'0" (5.49m x 2.74m)

A sectional garage with up-and-over door, uPVC obscure double glazed window to the rear aspect and uPVC obscure double glazed window to the side aspect as well as a door to the side.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B. Annual charges for 2020/2021 - £1,366.96.



DIRECTIONS

From High Street continue onto Watergate following the one way system turning right onto Broad Street and left onto Brook Street. At the Manthorpe Road traffic lights take the right turn onto Belton Lane and follow the road until you reach the right-hand turn for Sunningdale. Take this turning and Ascot Drive is the third turning on the right-hand side. The property is towards the end of the cul-de-sac on the left.

GRANTHAM

There is a small convenience store further along Sunningdale, fish and chop shop and a local bus service.

Grantham is an historic market town conveniently located with excellent transport links. The town has its own independent cinema, art centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports.

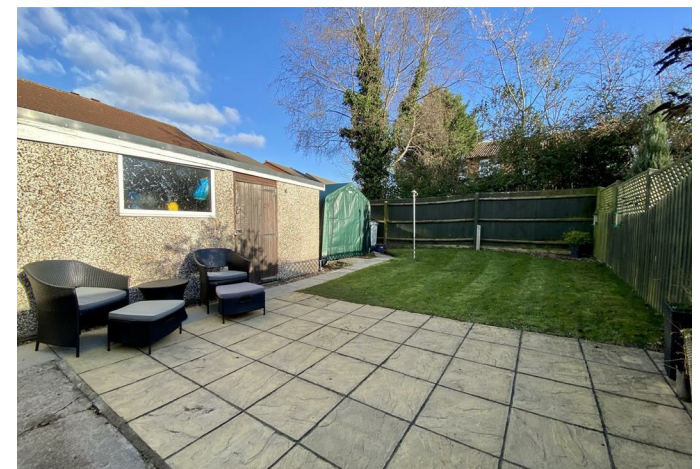
Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with 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) A			90
(81-91) B			
(69-80) C			
(55-68) D	65		
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D	65		
(39-54) 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.

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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