



**18 Helmsley Road,**  
Grantham, Lincolnshire, NG31 8XF

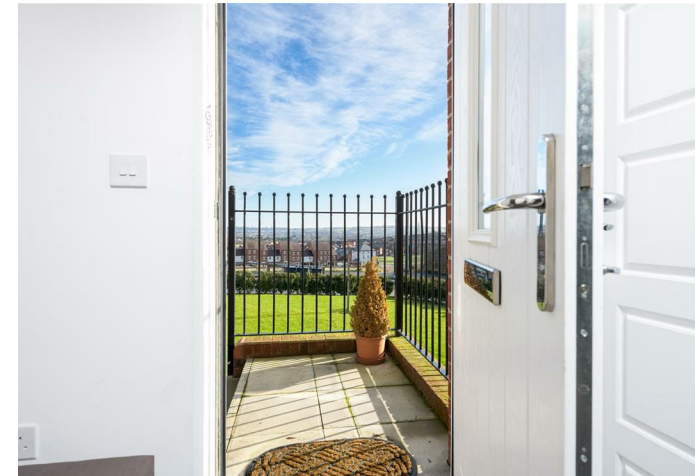
**NEWTON**FALLOWELL 



18 Helmsley Road,  
Grantham, Lincolnshire, NG31 8XF  
Guide Price £325,000 to £330,000

PRICE GUIDE £325,000 - £330,000. Situated in a prominent corner position close to the Poplar Farm Primary School this is a nearly new detached house that enjoys some impressive views over the town. The property offers well planned immaculately presented family accommodation and benefits from a useful EXTENSION giving a versatile additional ground floor room. Entrance hall, cloakroom/WC, kitchen/breakfast room, utility/garden room, lounge, dining room, master bedroom with en suite shower room, three further bedrooms and a family bathroom. Many of the rooms enjoy dual aspects which lends a feeling of light and space to this impressive home. The house stands behind a good sized front garden, unusual with new build homes, and a long driveway leads to a garage at the rear. To the rear there is a walled garden with aspects to the south and west. Viewing is essential to appreciate this fine modern home.

ACCOMMODATION



### ENTRANCE HALL

Having composite entrance door, stairs rising to the first floor landing, central heating control, intruder alarm panel, radiator, Karndean flooring, under stairs storage cupboard and built-in airing/cloaks cupboard containing hot water cylinder.

### CLOAKROOM

With low level WC, wash handbasin, radiator, extractor fan, cloaks hanging space and Karndean flooring.

### KITCHEN / BREAKFAST ROOM

15'0" x 14'11" (4.57m x 4.55m)

Fitted with a range of base cupboards with work surfacing over and inset stainless steel one and a half bowl sink and drainer with mixer tap over, integrated oven and hob, space and plumbing for dishwasher, radiator, tiled splashbacks, Karndean flooring, uPVC double glazed French doors to the patio and glazed door to the extension.

### UTILITY / GARDEN ROOM

14'5" x 8'0" (4.39m x 2.44m)

A recent extension having work surfacing with inset stainless steel sink unit, base cupboard and eye level cupboards, space and plumbing for washing machine, tiled splashbacks, Velux window, uPVC double glazed window to the side and two uPVC double glazed windows to the rear, uPVC double glazed French door to the garden.

### DINING ROOM

10'10" x 9'8" (3.30m x 2.95m)

A twin aspect room with uPVC double glazed windows to the front and side, radiator.

### LOUNGE

16'10" x 10'1" (5.13m x 3.07m)

With uPVC double glazed window to the front elevation, uPVC double glazed French doors to the garden and two radiators.

### FIRST FLOOR LANDING

With uPVC double glazed window to the rear elevation, loft hatch access and radiator.

### BEDROOM ONE

13'2" x 10'1" (4.01m x 3.07m)

With uPVC double glazed window to the side and rear elevations, a full width range of fitted wardrobes, radiator, central heating control panel.

### EN SUITE SHOWER ROOM

6'9" x 3'9" (2.06m x 1.14m)

With shower cubicle, pedestal wash handbasin and low level WC., shaver point, chrome heated towel rail, extractor fan and half tiled walls.

### BEDROOM TWO

12'11" x 8'7" (3.94m x 2.62m)

With uPVC double glazed window to the front and side aspects and views towards Gonerby Hill Foot, a range of fitted wardrobes and radiator.

### BEDROOM THREE

10'4" x 9'0" (3.15m x 2.74m)

With uPVC double glazed window to the front elevation with views towards Gonerby Hill Foot, fitted wardrobes and radiator.

### BEDROOM FOUR

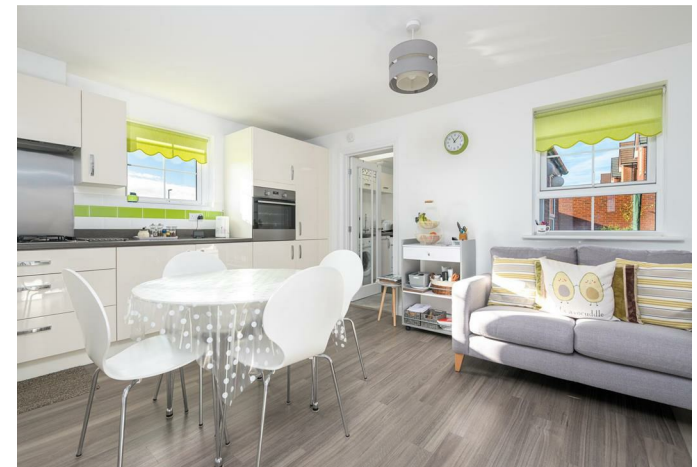
7'4" x 7'3" (2.24m x 2.21m)

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

### BATHROOM

6'8" x 5'5" (2.03m x 1.65m)

Having a white suite of panelled bath with shower mixer and screen over, pedestal wash handbasin and low level WC, half tiled walls, extractor fan and chrome heated towel rail.





## OUTSIDE

The property stands behind a good sized front garden which is laid to lawn with low hedging to the boundaries and a tarmac driveway which provides off-road parking for 3 vehicles and also leads to the garage. There is gated side access to the rear garden which has aspects to the south and west and is enclosed by a brick wall for privacy. The garden is not overlooked, has a paved patio, outside cold water tap and base for a shed.

## SINGLE GARAGE

With up-and-over door, door to the side, power and lighting.

## SERVICES

Mains water, gas, electricity and drainage are connected. Gas fired central heating is installed.

## 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 taking the left turn at the traffic lights, over the roundabout adjacent to Asda and on to the A52 Barrowby Road. At the roundabout take the right turn on to Pennine Way and on to Penrhyn Way. Take the left turn on to Helmsley Road and the property is on the right-hand side.

## GRANTHAM

The property is ideally situated for access to the A52 to Nottingham and A1 north. There are local shops closeby on Barrowby Gate including a Tesco Express and Poplar Farm Primary School is within a very short walk from the property.. Grantham offers amenities including several supermarkets, excellent grammar schools and main line railway station to London King's Cross in approximately 70 minutes.

## 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.



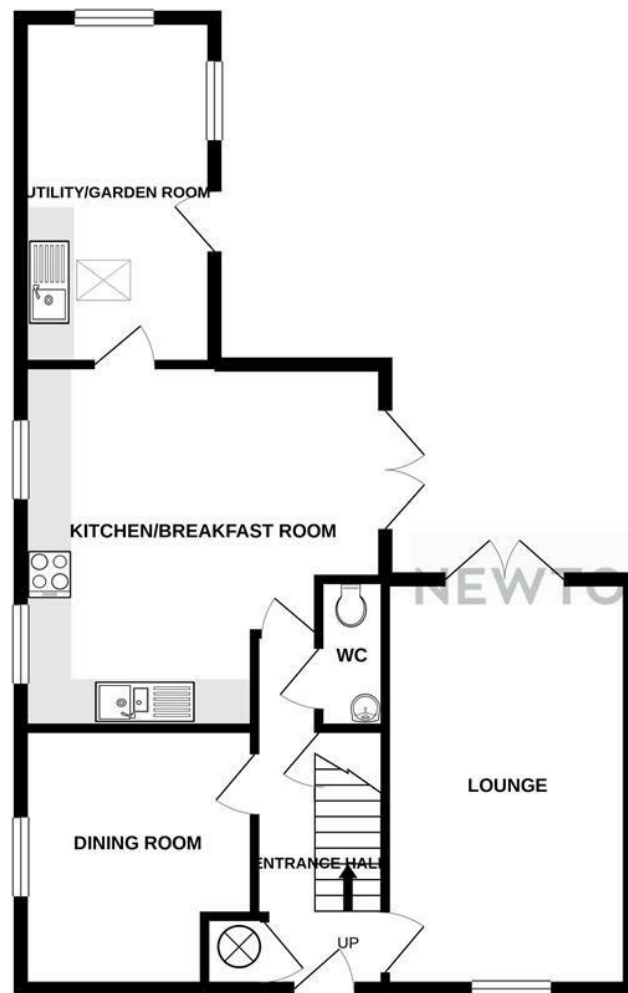






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 CO <sub>2</sub> 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.

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