



**7 Cecil Street,**  
Grantham, Lincolnshire, NG31 9AQ

**NEWTON**FALLOWELL 



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Guide Price £125,000 to £135,000

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

GUIDE PRICE £125,000 to £135,000 - Located in a quiet, yet convenient position, is this spacious and well presented mid terraced property that is set over three floors. The accommodation, which extends to over 1,000 square feet (including the Attic Room) comprises of Lounge, Inner Hall, Half Cellar, Dining Room, Kitchen, Lobby and a Cloakroom to the ground floor. To the first floor, there are TWO DOUBLE BEDROOMS and a 4-piece Family Bathroom, and an Attic Room exists above this. The property also benefits from uPVC double glazing and gas fired central heating powered by a modern combination boiler that is serviced regularly and has the remainder of a 5-year warranty on it. Outside there is a walled garden to the front and enclosed west facing garden to the rear. Sold with no onward chain.

#### ACCOMMODATION





### LOUNGE

13'0" x 11'9" (3.96m x 3.58m)

With full uPVC entrance door, uPVC double glazed window to the front aspect, double radiator, living flame gas fire inset to a tiled surround and hearth with a decorative wooden mantel. door to:

### INNER HALLWAY

With single radiator, smoke alarm, quarry tiled floor, stairs rising to the first floor landing and door to:

### HALF CELLAR

With electricity meter.

### DINING ROOM

13'0" x 11'9" (3.96m x 3.58m)

Having uPVC double glazed window to the rear aspect, double radiator, quarry tiled floor, wall mounted decorative electric fan assisted fire. Door to:

### KITCHEN

10'0" x 7'0" (3.05m x 2.13m)

With uPVC double glazed window to the side aspect, roll edge work surface with inset one and a half bowl coloured sink and drainer with high rise mixer tap over, inset 4-ring gas hob with integrated extractor hood over, housing for a built-in electric oven, eye and base level units, space and plumbing for washing machine with further space and plumbing for dishwasher, space for under counter fridge, wall mounted Ideal Logic+ Combi C24 gas fired central heating boiler installed in 2018 with 2 years warranty remaining (services in January 2021). An open archway leads to:

### LOBBY AREA

With full uPVC double glazed door to the side, work surface with radiator beneath and wall cupboards. Door to:

### CLOAKROOM

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

### FIRST FLOOR LANDING

With single radiator, smoke alarm and stairs rising to an attic room.

### BEDROOM ONE

13'0" x 11'10" (3.96m x 3.61m)

With uPVC double glazed window to the front aspect and double radiator. The free-standing wardrobe with sliding doors is included in the sale.

### BEDROOM TWO

10'0" x 8'3" (3.05m x 2.51m)

Having uPVC double glazed window to the rear aspect, single radiator and door to an under stairs storage cupboard.

### 4-PIECE BATHROOM

10'0" x 7'0" (3.05m x 2.13m)

With uPVC obscure double glazed window to the side aspect, double radiator, a 4-piece suite comprising low level WC, wash handbasin, corner panelled bath and a fully tiled shower cubicle with mains fed shower within and glazed shower screen..

### HALF LANDING

With double doors giving access into the remainder of the roof void, with lighting.

### ATTIC ROOM

10'11" x 10'10" (3.33m x 3.30m)

With uPVC double glazed dormer window to the front aspect, double radiator, double built-in wardrobe with door behind into the eaves space.

### OUTSIDE

To the front there is a walled garden with wrought iron gate and pathway to the front entrance door with a slate chipping base. At the rear there is an enclosed courtyard garden with outside lighting, cold water tap, fencing and wall to the boundaries and gate giving access across the neighbouring property to the shared passageway, however there is no right-of-way across No.7, which is private.



## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band A. Annual charges for 2020/2021 - £1,193.16.

## DIRECTIONS

From High Street proceed south on to St Peter's Hill, left on to St Catherines Road and right in to Dudley Road. Take the left turn in to Granville Street and right in to Cecil Street. The property is on the right-hand side.

## GRANTHAM

The property is situated within a quick walk to a fish and chip shop and is within easy walking distance of the town centre with all its amenities and the railway station.

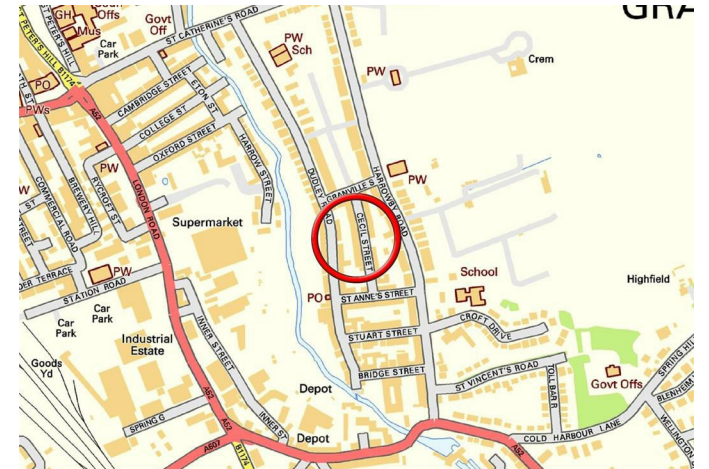
Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with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



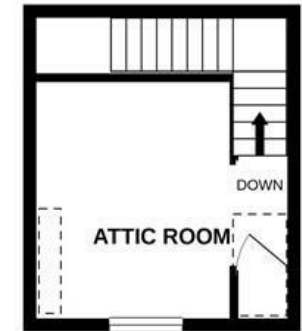
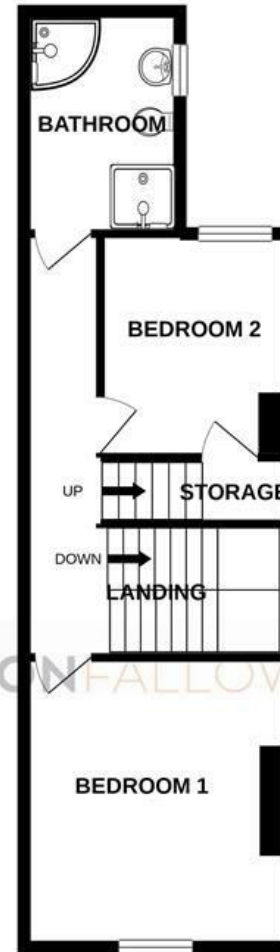
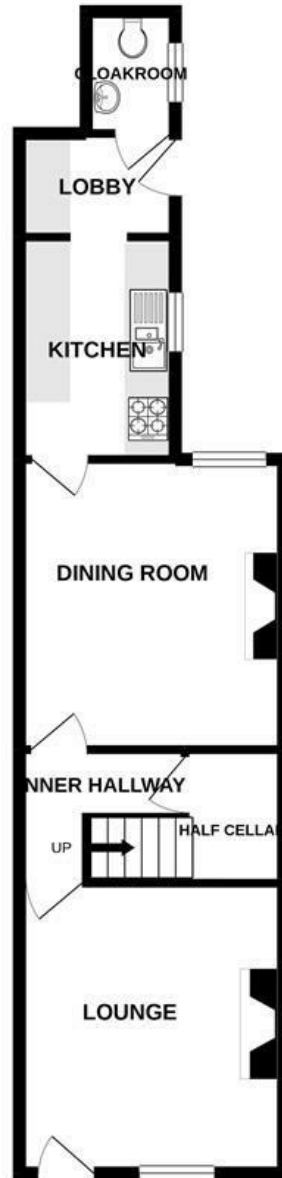


GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.

2ND FLOOR  
166 sq.ft. (15.4 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		



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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TOTAL FLOOR AREA : 1089 sq.ft. (101.2 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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