



28 Chichester Close,
Grantham, Lincolnshire, NG31 8AS

NEWTONFALLOWELL 

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Grantham, Lincolnshire, NG31 8AS
£230,000

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located in a quiet Barrowby Gate cul-de-sac is this much loved home that has been the current occupier's property since it was brand new almost 41 years ago. The accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Utility area, Cloakroom, THREE BEDROOMS and a Family Shower Room. The property also has the benefits of UPVC double glazing fitted by Anglian Windows, an alarm system which is serviced and maintained, and a gas fired central heating system which had a new boiler in late 2019. Outside of the property to the front, there is an impressive concrete driveway adding a high degree of kerb appeal which leads to the attached double garage. It is the agent's opinion that an extension to the living space could be created by converting one of the garages, or extra bedroom space added by extending above the garage. To the side and rear, there are private gardens which are lawned, with patio seating areas, a summerhouse and a shed for storage. This home is being sold with no onward chain.

ACCOMMODATION



ENTRANCE HALL

With uPVC half obscure double glazed entrance door, single radiator, smoke alarm, alarm control panel and under stairs storage cupboard.

LOUNGE

15'4" x 11'10" (4.67m x 3.61m)

Having uPVC double glazed bow window to the front aspect, single radiator, electric fan assisted fire set into a marble surround, hearth and mantel, luxury vinyl tiled floor and door to:

DINING ROOM

9'8" x 7'10" (2.95m x 2.39m)

With uPVC double glazed window to the rear aspect, single radiator and luxury vinyl tiled floor.

KITCHEN

9'10" x 9'7" (3.00m x 2.92m)

Accessed from the dining room or hallway, having uPVC half obscure double glazed door into the conservatory with uPVC double glazed window looking through to the conservatory, single radiator, ceramic tiled floor, roll edge work surface with inset coloured sink and drainer with high rise mixer tap over, a generous range of base level cupboards and drawers with further matching eye level cupboards, countertop lighting, space for a gas cooker with extractor hood directly above, built-in fridge freezer, built-in dishwasher.

CONSERVATORY

13'2" x 11'1" (4.01m x 3.38m)

Of dwarf brick wall construction with uPVC double glazed units above with built-in blind system and a polycarbonate roof with built-in blind system, roll edge work surface with space and plumbing beneath for a washing machine and further space for under counter appliance, ceramic tiled floor, double radiator and uPVC door to the garden.

CLOAKROOM

With uPVC obscure double glazed window to the side aspect, ceramic tiled floor, extractor fan and a 2-piece suite comprising low level WC and wash handbasin.

FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect, drop down loft hatch access with aluminium ladder, airing cupboard housing the hot water tank with shelving.

BEDROOM ONE

12'8" x 10'10" (3.86m x 3.30m)

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

BEDROOM TWO

12'4" x 9'11" (3.76m x 3.02m)

Having uPVC double glazed window to the rear aspect, single radiator.

BEDROOM THREE

8'4" x 7'0" (2.54m x 2.13m)

Having uPVC double glazed window to the front aspect, single radiator and a fitted wardrobe over the stairs bulkhead.

SHOWER ROOM

7'10" x 7'6" (2.39m x 2.29m)

Having uPVC obscure double glazed window to the rear aspect, chrome heated towel radiator, fully tiled walls, shaver socket and a 3-piece white suite comprising low level WC with hidden cistern, wash handbasin set into a vanity unit with storage beneath and a double fully tiled shower cubicle with sliding glazed shower screen and mains fed shower within.



OUTSIDE

To the front there is a pattern imprinted concrete driveway providing parking for 3-4 cars, a lawned garden with flower borders, lighting to the side of the door and to the side of the double garage there is a brick wall with inset gate. There is high quality fencing with concrete posts and bargeboards with inset timber fence panels. The property occupies a generous triangular plot at the end of the Close with lawn, patio seating area, timber SHED, outside security lighting, cold water tap, mature shrubs to the borders, fencing to the boundaries and has a high degree of privacy.

DOUBLE ATTACHED GARAGE

17'6" x 16'2" (5.33m x 4.93m)

With electrically operated door to one side and a manual door to the other, having power and lighting, eaves storage space, uPVC half double glazed door to the rear garden, two uPVC double glazed windows to the rear aspect and a wall mounted Ideal Logic gas fired central heating boiler.

SERVICES

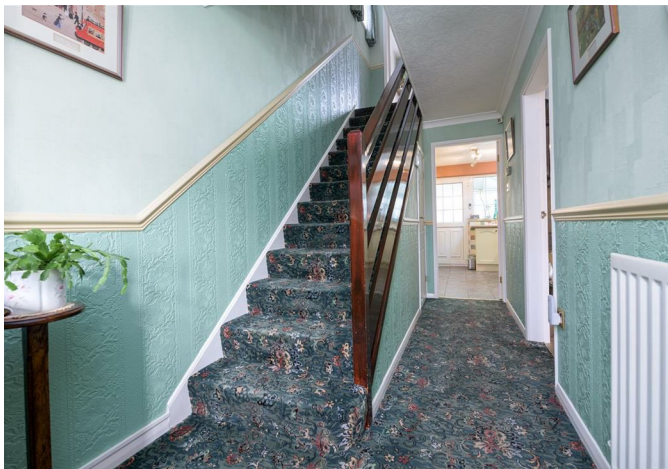
Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C. Annual charges for 2021/2022 - £1,632.27

DIRECTIONS

From High Street continue on to Watgate and taking the left turn at the traffic lights, over the roundabout adjacent to Asda and on to Barrowby Road. Continue along taking the left turn before the roundabout on to Winchester Road then right on to Chichester Close. Take the first right turn and the property is at the end on the left-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 Poplar Farm Primary School and is on a local bus route to town.

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.



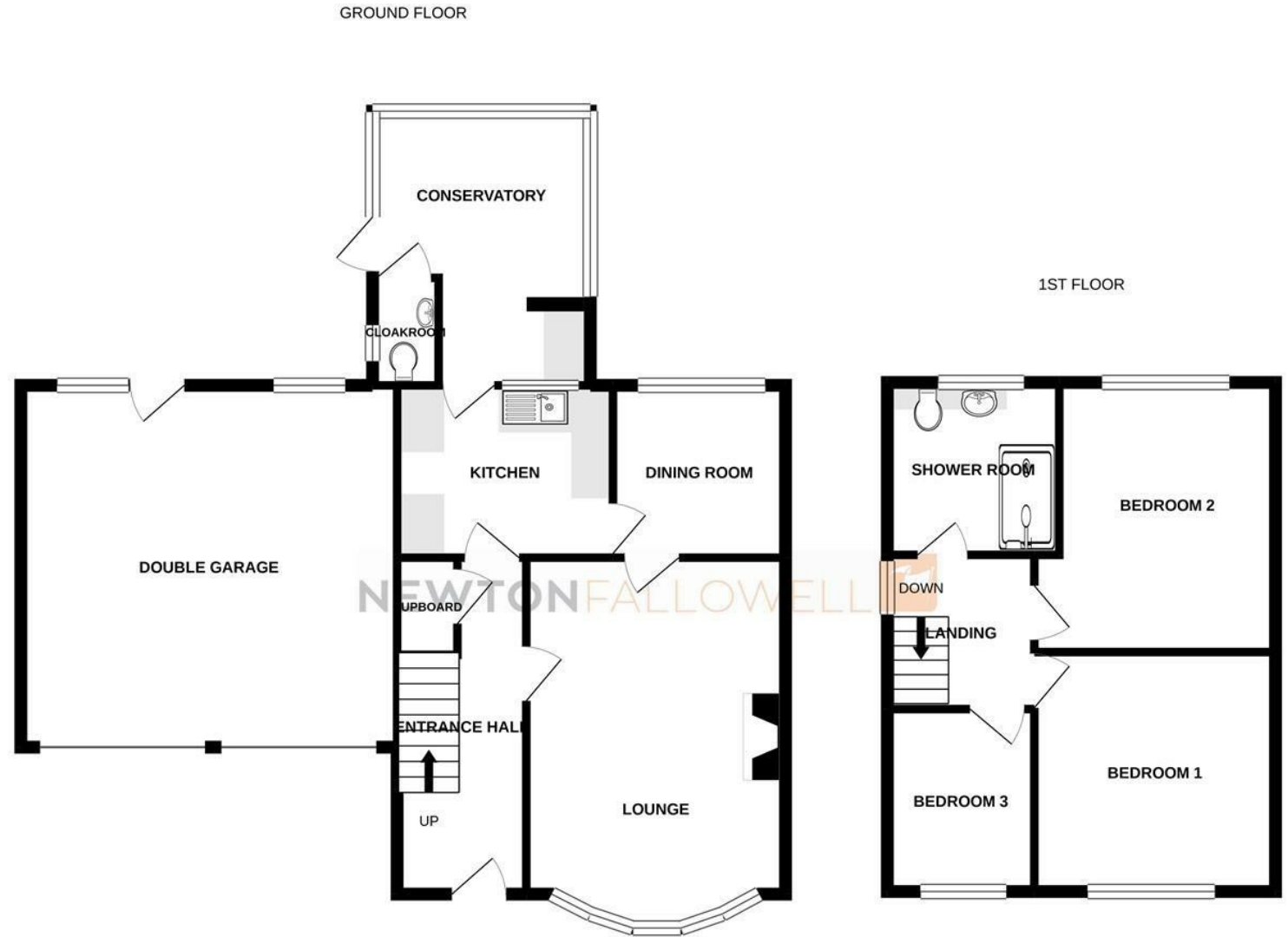


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current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



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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t: 01476 591900
e: grantham@newtonfallowell.co.uk
www.newtonfallowell.co.uk

