



## 2 bed semi-detached bungalow to buy in NG31

Ely Way, Grantham, Lincolnshire, NG31 8PG

**£120,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two Bedroom Semi-Detached Bungalow
- ✓ Off Road Parking For Multiple
- ✓ Kitchen With Integrated Oven And
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Walters of Grantham are Proud to Present this Fantastic Opportunity to Add Value to a Two Bedroom Semi-Detached Bungalow in the popular Barrowby Gate Area!

A fantastic opportunity to acquire a 2-bedroom semi-detached bungalow in a popular residential location, offered to the market via auction. With a generous south-facing garden, ample parking, and plenty of potential, this is an ideal purchase for buyers looking to put their own stamp on a property without taking on a full renovation project.

Requiring little more than a clean and some light cosmetic updating, this bungalow offers a solid foundation to create a comfortable and well-presented home.

Location:

Ely Way is situated within the Barrowby Gate area of Grantham, a well-established and sought-after residential location. The area offers convenient access to local amenities, transport links, and nearby green spaces, making it a practical choice for a range of buyers.

Entrance Hall

Accessed via the front door, the entrance hall is carpeted and provides a practical introduction to the home. There is also a useful storage cupboard, ideal for coats and everyday essentials.

Living Room

The largest room in the property, offering plenty of space for both seating and dining arrangements. Carpeted and ready for a fresh update, this room benefits from a large double-glazed UPVC window to the front aspect.

Kitchen

A well-equipped space featuring modern worktops, a range of cupboards providing ample storage, and a tiled floor for practicality. The kitchen includes an integrated oven and hob, with space for a washing machine. A stainless steel sink sits beneath a UPVC window to the side aspect, and there is also a side door providing a separate entrance. The boiler has been serviced annually.

#### Master Bedroom

A comfortable double bedroom positioned to the rear of the property, carpeted and benefiting from a UPVC window overlooking the garden.

#### Bedroom Two

Also located at the rear, this room is slightly smaller than the master but still offers good usable space. Carpeted with a UPVC window to the rear aspect.

#### Family Bathroom

Comprising a bath, WC, and wash hand basin. The room features a tiled floor, half-height tiled walls, and a frosted UPVC window to the side aspect.

#### Front And Parking

The property benefits from off-road parking for multiple vehicles, adding practicality and convenience.

#### Rear Garden

A standout feature of the home is the large south-facing garden, offering excellent outdoor space with plenty of potential for landscaping, entertaining, or simply enjoying the sun throughout the day.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Semi-detached Bungalow

Parking: Driveway

Year built: 1980

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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