



### 3 bed terraced house to buy in

Grantley Street, Grantham, Lincolnshire,  
NG31 6BW

**£90,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ SPACIOUS TERRACED HOUSE
- ✓ LOUNGE + DINING ROOM
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A well-proportioned mid-terrace residence, ideally positioned in a central location within comfortable walking distance of Grantham town centre and the mainline railway station. Offering versatile accommodation arranged over three floors, the property presents an excellent opportunity for both owner-occupiers and investors alike.

The accommodation is entered via a welcoming entrance hall with staircase rising to the first floor and access to a useful cellar providing additional storage. To the front aspect is a generous reception room, complemented by a separate dining room providing an ideal space for entertaining. The dining room flows through to a fitted kitchen appointed with an integrated electric oven, four-ring gas hob, plumbing for a washing machine, and direct access to the rear courtyard garden. A ground floor shower room completes the accommodation and is fitted with a shower cubicle, wash hand basin and WC.

To the first floor are two particularly spacious double bedrooms, together with a versatile third room accessed via bedroom two, ideally suited as a nursery, dressing room or home office.

Externally, the property benefits from a fully enclosed courtyard garden to the rear, offering a low-maintenance outdoor space. On-street parking is available to the front, with resident permit parking obtainable through the local authority.

EPC Rating: E

GRANTHAM

The property is situated within walking distance of the town and all amenities.

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.

#### LOUNGE

3.61m x 3.28m

#### DINING ROOM

4.26m x 3.62m

#### KITCHEN

3.98m x 1.71m

#### SHOWER ROOM

1.9m x 1.54m

#### BEDROOM ONE

4.26m x 3.63m

#### BEDROOM TWO

3.63m x 4.26m

#### BEDROOM THREE

3.03m x 1.66m

#### CELLAR

3.56m x 3.16m

#### SERVICES

Mains water, electricity and drainage are connected.

#### COUNCIL TAX

The property is in Council Tax Band A.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £90,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate 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

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## **LOUNGE**

3.61m x 3.28m (11'10" x 10'9")

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## **DINING ROOM**

4.26m x 3.62m (13'11" x 11'10")

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## **KITCHEN**

3.98m x 1.71m (13'0" x 5'7")

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## **SHOWER ROOM**

1.90m x 1.54m (6'2" x 5'0")

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## **BEDROOM ONE**

4.26m x 3.63m (13'11" x 11'10")

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## **BEDROOM TWO**

3.63m x 4.26m (11'10" x 13'11")

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## **BEDROOM THREE**

3.03m x 1.66m (9'11" x 5'5")

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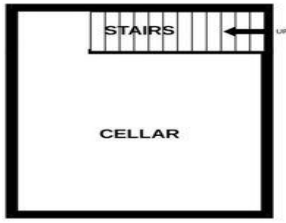
## **CELLAR**

3.56m x 3.16m (11'8" x 10'4")

CELLAR

GROUND FLOOR

FIRST FLOOR



NEWTONTALLOVEWELL



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(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	

Grantley Street, Grantham, Lincolnshire, NG31 6BW

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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