



**NEWTON
FALLOWELL**

01476 591900
newtonfallowell.co.uk

SOLD Subject to contract

62 Winchester Road,
Grantham, Lincolnshire, NG31 8RN

NEWTONFALLOWELL 

**62 Winchester Road,
Grantham, Lincolnshire, NG31 8RN
Offers In Excess Of £250,000**

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located on the ever-popular Barrowby Gate development, is this spacious and extended bungalow which offers flexible accommodation and larger than expected gardens. The accommodation comprises of entrance hall, lounge, kitchen, dining room, conservatory, three good sized double bedrooms with an en-suite cloakroom to bedroom one and a family bathroom. The bungalow also benefits from uPVC double glazing, gas fired central heating powered by a modern boiler that was installed in September 2019 and an alarm system. Outside of the property, to the front there are delightful gardens adding to the kerb appeal, to the right-hand side is a block paved driveway leading to a covered carport and onto an oversized attached garage with an electrically operated sectional door. To the rear, there are gardens that form a 'T' shape and feature a sun terrace, secluded graveled seating area, raised vegetable beds, a variety of spots to enjoy the best of the British summer, and a summer house and two sheds.

ACCOMMODATION

ENTRANCE HALL

With uPVC partially obscure double glazed entrance door, single radiator, alarm control panel. A glazed door leads to:



LOUNGE

15'0" x 10'3" (4.57m x 3.12m)

Having uPVC double glazed bow window overlooking the front garden, double radiator, living flame gas fire set to a marble effect surround and hearth.

KITCHEN

10'0" x 8'10" (3.05m x 2.69m)

With glazed window looking through to the dining room, single radiator, ceramic tiled floor, roll edge work surface with inset stainless steel sink and drainer with high rise mixer tap over, eye and base level units, space for free-standing cooker with extractor hood above and space and plumbing for washing machine, space for under counter appliance, wall mounted glazed display cabinets and wall mounted modern electrical consumer unit set within cupboard.

DINING ROOM

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

Having full obscure uPVC glazed door, uPVC double glazed sliding patio doors to the conservatory and single radiator.

CONSERVATORY

16'9" x 8'3" (5.11m x 2.51m)

Of dwarf brick wall construction with uPVC double glazed units above and a polycarbonate roof, ceramic tiled floor, single radiator, roofline opening window and uPVC double glazed French doors to the garden.

BEDROOM ONE

16'9" x 9'0" (5.11m x 2.74m)

Having uPVC double glazed window to the rear aspect, single radiator and fitted bedroom furniture including wardrobes.

EN SUITE CLOAKROOM

Having a 2-piece white suite comprising low level WC and wash handbasin and ceramic tiled floor.

BEDROOM TWO

15'10" x 7'11" (4.83m x 2.41m)

Having uPVC double glazed window to the front and rear aspect, single radiator and a range of fitted bedroom furniture including wardrobes, bedside units and overhead storage.

BEDROOM THREE

11'0" x 9'0" (3.35m x 2.74m)

Having uPVC double glazed window to the front aspect, single radiator and a range of fitted bedroom furniture.

BATHROOM

6'10" x 5'10" (2.08m x 1.78m)

Having uPVC obscure double glazed window to the side aspect, chrome heated towel radiator, ceramic tiled floor, fully tiled walls, shaving light with integrated shaving socket and a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with electric shower over.

OUTSIDE

There is an attractive front garden laid to lawn with well stocked borders. To the left-hand side there is a block paved pathway with handrail to the front entrance door and to the right-hand side there is a block paved driveway, of good width, leading to a CARPORT directly in front of the garage. There is also a wrought iron gate to the right-hand side leading to the rear garden. At the rear there is a block paved seating area, steps up to a lawned garden with timber SUMMERHOUSE and a raised sun decked platform. The rear garden is 'T' shaped with a gravelled secret sun terrace with fencing to the boundary and in the main garden there is an area with mature shrubs and plants with hedging to the boundaries and an area of garden with a timber SHED, raised vegetable beds and a second timber SHED ideal for tools and garden materials.

GARAGE

17'0" x 8'9" (5.18m x 2.67m)

Having a sectional electrically operated door, uPVC double glazed window to the side, inspection loft hatch to the roof and wall mounted gas fired central heating boiler, power and lighting and split-level uPVC door to the rear.

NOTE

Improvements works carried out by the current vendor include replacing the front retaining wall and also the rear retaining wall and the addition of a raised sun terrace. The gas fired central heating boiler was installed in September 2019.



SERVICES

Mains water, gas, electricity and drainage are connected. There is a burglar alarm fitted which we are informed is regularly serviced. The property has gas fired central heating.

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 Watergate taking the left turn at the traffic lights and proceeding over the roundabout adjacent to Asda, under the railway bridge on to Barrowby Road. Continue up the hill and take the left turn on to Winchester Road itself. Follow the road and the property is on the right

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 recently opened Poplar Farm Primary School and Winchester Road itself 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			
(81-91) B			85
(69-80) C		69	
(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	



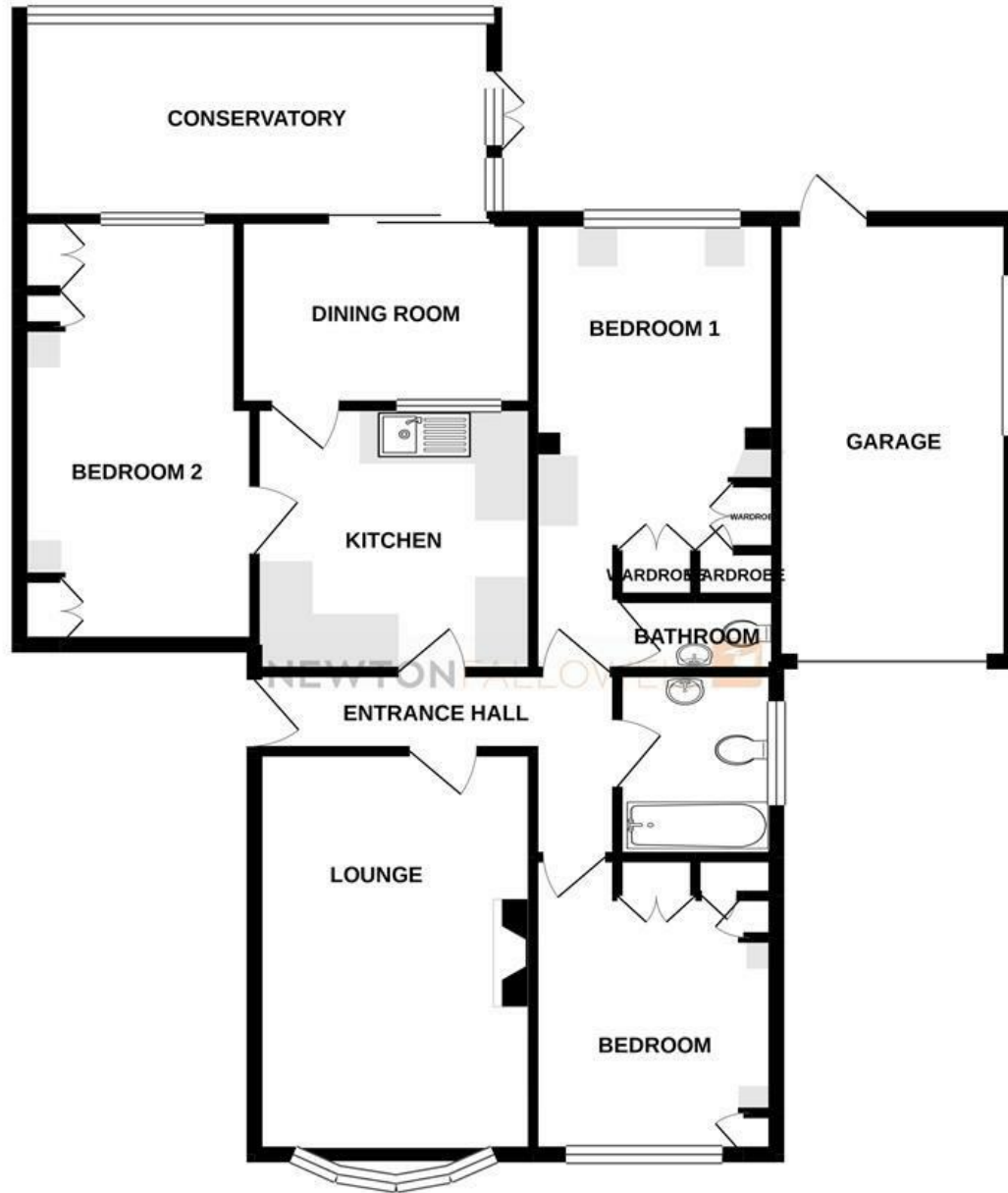
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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.

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

GROUND FLOOR
 1095 sq.ft. (101.7 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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.
 Made with Metropix ©2021.

