



**NEWTON
FALLOWELL**

01476 591900

newtonfallowell.co.uk

SOLD Subject to contract

16 Lichfield Close,
Grantham, Lincolnshire, NG31 8RS

NEWTONFALLOWELL 

16 Lichfield Close,
Grantham, Lincolnshire, NG31 8RS
Offers In Excess Of £270,000

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Situated within a quiet 'Bungalow' cul-de-sac lies this well presented EXTENDED DETACHED bungalow. The accommodation briefly comprises; entrance porch, hallway, open plan dining kitchen, lounge, three double bedrooms, en suite, 4-piece family bathroom and a conservatory. The property also benefits from uPVC double glazing and gas central heating. To the outside there is a double width driveway leading to the attached single garage and a fully enclosed south facing rear garden with decking, lawn and a lower patio area.

ACCOMMODATION

ENTRANCE PORCH

With uPVC part glazed double entrance doors and door leading to:

ENTRANCE HALL

Having radiator, door to the garage and door to main hallway.



HALLWAY

With light borrowing roof light and radiator.

LOUNGE

18'9" x 10'6" (5.72m x 3.20m)

With uPVC double glazed bow window to the front aspect, electric fire set within attractive surround with marble style hearth and backing, radiator

DINING KITCHEN

16'7" x 10'10" (5.05m x 3.30m)

With uPVC double glazed window to the rear aspect, inset stainless steel one and a half bowl sink and drainer with mixer tap over, 5-ring gas hob with stainless steel chimney style extractor hood over, eye level built-in electric oven, built-in dishwasher, space and plumbing for washing machine, space for freestanding tall fridge/freezer.

CONSERVATORY

12'4" x 10'6" (3.76m x 3.20m)

Of brick and uPVC double glazed construction with French doors to the garden, tiled flooring and radiator.

BEDROOM ONE

16'11" x 9'5" (5.16m x 2.87m)

With uPVC double glazed window to the front aspect and radiator.

BEDROOM TWO

9'5" x 8'11" (2.87m x 2.72m)

With uPVC double glazed window to the rear aspect and radiator.

BEDROOM THREE

9'5" x 8'8" (2.87m x 2.64m)

With uPVC double glazed window to the side aspect and radiator.

EN SUITE

With uPVC obscure double glazed window to the side aspect, a 4-piece suite comprising large corner shower cubicle with mains shower within, wash handbasin, bidet and low level wc, extractor fan, tiled walls, tiled flooring and radiator.

BATHROOM

With uPVC obscure double glazed window to the side aspect, a 4-piece suite comprising shower cubicle, free-standing ball and claw slipper bath with mixer taps, pedestal wash handbasin and low level wc., fully tiled walls, fully tiled flooring and radiator.

OUTSIDE

There is a double width driveway providing off-road parking and leading to the garage. There is also a low maintenance gravelled front garden with inset shrubs and mature shrubs to the boundary. A small wrought iron gate leads to the rear garden which has a large decked seating area immediately adjacent to the conservatory, a lawned area and low maintenance gravelled areas. The garden is fully enclosed and is south facing and private.

SINGLE GARAGE

16'2" x 8'0" (4.93m x 2.44m)

With electrically operated door, power and lighting, uPVC obscure double glazed window to the side aspect and personnel door to the hallway.

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 Watergate turning left at the traffic lights and proceeding over the roundabout adjacent to Asda, under the railway bridge on to Barrowby Road. Proceed up the hill and before the roundabout take the left turn on to Winchester Way, follow the road taking the right turn on to Lichfield Close. The property is towards the end on the right-hand side.

GRANTHAM

There are local amenities available on Barrowby Gate including bus service to town and Tesco Express store and local schools and nurseries available within the area. The property is also situated within the catchment area for the Poplar Farm Primary School.

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.







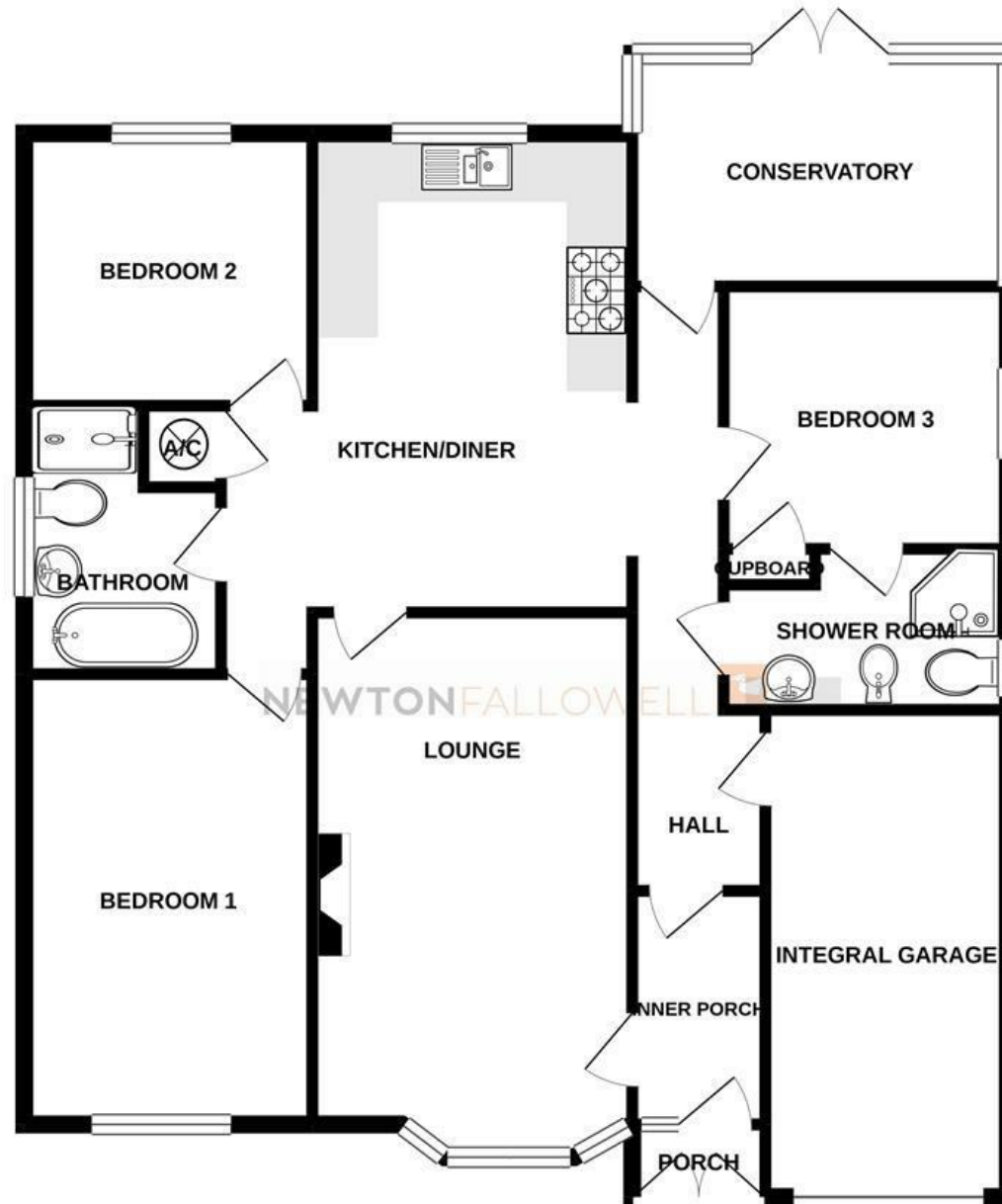
GROUND FLOOR

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

