



38 Beechcroft Road,
Grantham, Lincolnshire, NG31 7NL

NEWTONFALLOWELL 

**38 Beechcroft Road,
Grantham, Lincolnshire, NG31 7NL
£130,000**

A potential investment or ideal first home, this spacious mid-terrace property requires some refurbishment allowing buyers to make their own mark. The accommodation spans two floors briefly comprising; a kitchen and useful separate utility room, two receptions, and three bedrooms serviced by a three piece shower room. With viewings by appointment only, call today on 01476 591900.

ACCOMMODATION

ENTRANCE PORCH

5'8" x 3'10" (1.73m x 1.17m)

Of uPVC double glazed construction and having uPVC double glazed door to:

ENTRANCE HALL

With uPVC obscure double glazed window to the front aspect, radiator, stairs rising to the first floor landing and doors to:



LOUNGE

16'0" x 11'10" maximum (4.88m x 3.61m maximum)

With uPVC double glazed window to the front aspect, radiator, laminate wood effect flooring, feature electric fireplace and open archway to:

DINING ROOM

9'4" x 7'8" (2.84m x 2.34m)

With uPVC double glazed window to the rear aspect, radiator and continuation of the laminate wood effect flooring,

KITCHEN

10'10" x 8'11" (3.30m x 2.72m)

With uPVC double glazed window to the rear aspect, tile effect flooring, radiator, various eye and base level units with work surfacing over and tiled splashbacks, inset one and a half bowl composite sink and drainer with mixer tap over, integrated 4-ring gas hob with a single oven beneath and pull-out extractor over, space for full height fridge freezer, wall mounted gas fired central heating boiler and open access to:

REAR LOBBY

With uPVC part obscure double glazed door to the rear garden and storage cupboard beneath stairs.

UTILITY / WC

6'6" x 6'4" (1.98m x 1.93m)

With uPVC obscure double glazed window to the front aspect, radiator, tile effect flooring, close coupled WC and plumbing for washing machine and dryer.

FIRST FLOOR LANDING

With uPVC double glazed window to the rear aspect and doors to:

BEDROOM ONE

13'0" x 8'10" (3.96m x 2.69m)

With uPVC double glazed window to the front aspect, radiator, laminate wood effect flooring and fitted wardrobes.

BEDROOM TWO

9'4" x 8'3" (2.84m x 2.51m)

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

BEDROOM THREE

9'1" x 7'4" (2.77m x 2.24m)

With uPVC double glazed window to the rear aspect.

SHOWER ROOM

9'5" max x 6'2" max (2.87m max x 1.88m max)

With uPVC obscure double glazed window to the rear aspect, chrome effect heated towel radiator, further radiator, extractor fan, storage cupboard housing the hot water tank, wet room style floor with electric shower to the corner and panelled splashbacks, half pedestal wash handbasin with mixer tap over and close coupled WC.

OUTSIDE

The front garden offers off-street parking, being mainly hardstanding and tucked away behind privet hedging to three sides and accessed via a dropped kerb. Gated access leads to the rear garden beneath a flying freehold. The rear garden is split into two areas, having majority hardstanding with a picket fence dividing it from a further garden area currently in need of some attention.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.



DIRECTIONS

From High Street continue on to Watergate turning left at the traffic lights taking the exit on to Sankt Augustin Way (A52). Follow the one way system past Next turning left on to Wharf Road and then right, turning back on yourself and turn left under the railway bridge opposite Next on to Dysart Road. Follow the road taking the second turning to Heathfield Road and turn left in to Beechcroft Road. The property is on the left-hand side.

GRANTHAM

The property is at the far end of Dysart Road and there is a regular bus service to town.

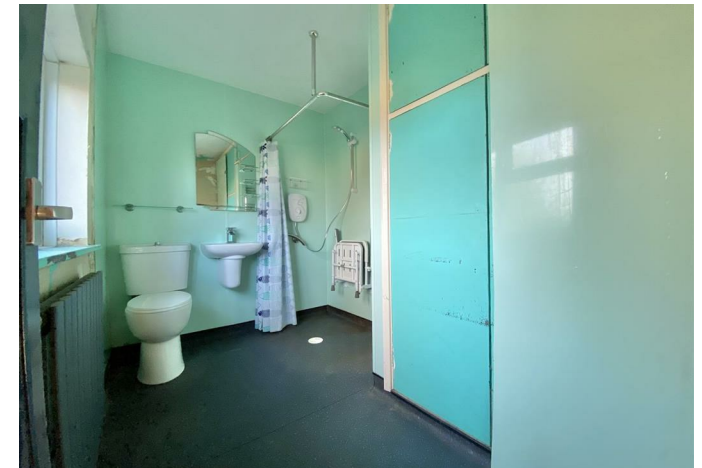
Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with 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.



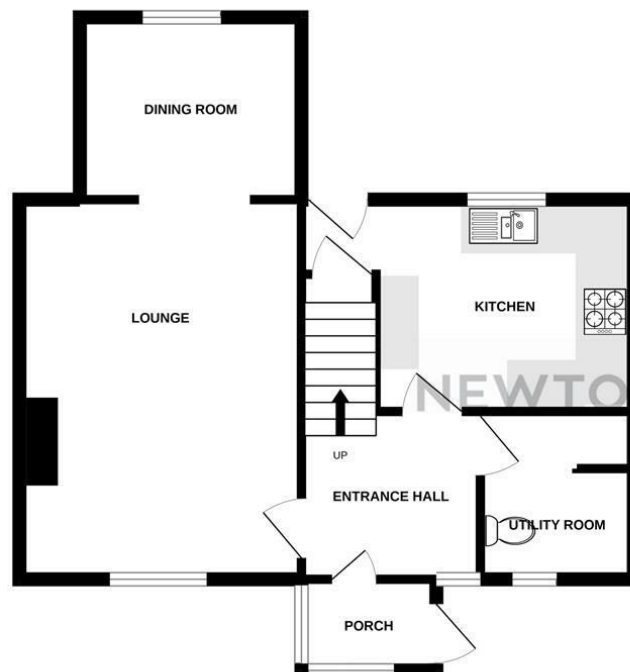
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

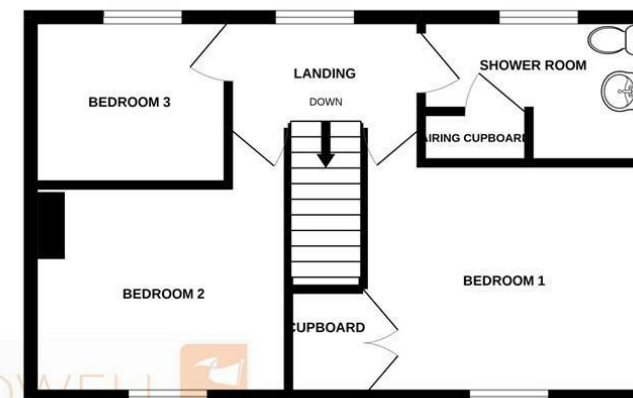
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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.

GROUND FLOOR



1ST FLOOR



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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