



**7 Wakefield Close,**  
Grantham, Lincolnshire, NG31 8RT

**NEWTON**FALLOWELL 



**7 Wakefield Close,  
Grantham, Lincolnshire, NG31 8RT  
£198,950**

Situated on the edge of the popular Barrowby Gate area this is a modern detached house offered for sale with vacant possession and no chain. There is an entrance hall with a cloakroom/WC off, lounge, dining room, kitchen, three first floor bedrooms and a bathroom/WC. Gas fired radiator central heating with a recent replacement combination boiler is installed and there is an attached garage/store. Gardens to front and rear.

**ACCOMMODATION**

**ENTRANCE HALL**

With uPVC entrance door, uPVC double glazed window to the side elevation, laminate flooring, radiator and stairs rising to the first floor landing.

**CLOAKROOM**

With uPVC obscure double glazed window to the front aspect, low level WC, wash handbasin, radiator and laminate flooring.

**LOUNGE**

13'2" x 12'5" (4.01m x 3.78m)

With uPVC double glazed window to the front elevation, radiator, coving, feature brick fireplace with quarry tiled hearth and archway to:

**DINING ROOM**

11'0" x 7'7" (3.35m x 2.31m)

With full height uPVC double glazed window and uPVC double glazed French door to the rear, radiator, coving.



### KITCHEN

10'11" x 7'7" (3.33m x 2.31m)

With uPVC double glazed window to the rear elevation, uPVC half double glazed door to the garage, a range of eye and base level units, work surfacing with inset stainless steel sink and drainer with mixer tap over, inset 4-ring gas hob with chimney style extractor over and integrated oven beneath, space and plumbing for washing machine, radiator, tiled flooring, under stairs storage cupboard.

### FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, built-in linen cupboard, loft hatch to roof space housing the gas fired combination boiler.

### BEDROOM ONE

12'6" x 8'9" (3.81m x 2.67m)

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

### BEDROOM TWO

11'1" x 8'11" (3.38m x 2.72m)

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

### BEDROOM THREE

6'6" x 6'6" plus recess (1.98m x 1.98m plus recess)

With uPVC double glazed window to the front elevation, radiator and built-in cupboard over the stairs bulkhead.

### BATHROOM

6'3" x 6'2" (1.91m x 1.88m)

With uPVC obscure double glazed window to the rear elevation, a white suite comprising panelled bath with Triton shower and screen over, pedestal wash handbasin and low level WC, radiator, shaver socket, tiling to wet areas.

### OUTSIDE

There is an open plan front garden laid to lawn with a tarmac and paved driveway and to the rear there is a lawned garden with shrubs, fencing to the boundaries and a paved patio area.

### GARAGE

18'2" x 7'4" (5.54m x 2.24m)

Having twin opening quarter glazed doors, uPVC double glazed window to the rear elevation and door to garden, power and lighting.

### 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 continuing over the roundabout adjacent to Asda on to the A52 Barrowby Road. Continue along taking the left turn at the roundabout on to Barrowby Gate, right into Durham Close and right again into York Way. Take the left turn in to Wakefield Close and the property is on the right-hand side.

### GRANTHAM

The property is ideally situated for access to the A52 to Nottingham and A1 north. There are local shops on Barrowby Gate and the Poplar Farm Primary School is within easy distance. There is also a regular bus service to the town close by.

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

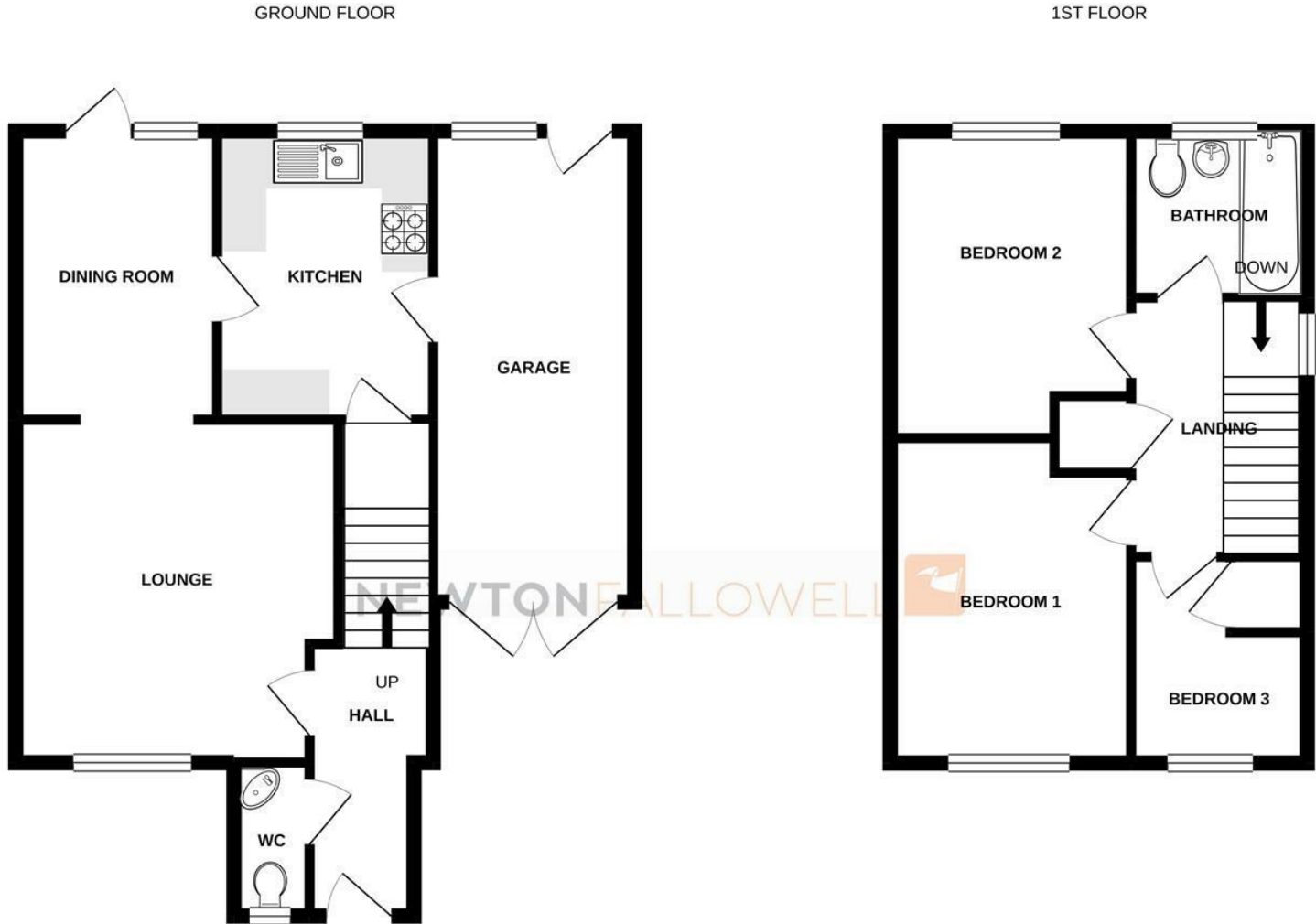
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Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
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.

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For more information please call in the office or telephone 01476 591900.

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