



5 North Parade,
Grantham, Lincolnshire, NG31 8AT

NEWTONFALLOWELL 

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£435,000

Situated within close proximity of the town centre, amenities and transport links this is an elegant Grade II listed Georgian town house believed to have been built in 1836 and offering accommodation of considerable charm and character. The property has the added advantage of having been tastefully renovated during recent years to create a home of space, flexibility and quality. The accommodation is arranged over four floors, and comprises as follows: Reception Hall, Family/Sitting Room, Breakfast Kitchen, Lobby, Cloakroom, Lounge, Shower Room, FIVE DOUBLE BEDROOMS with an En-suite to the Master and a Luxury 5-piece family Bathroom. Outside there are wrought iron railed front garden, together with a sizeable south west facing rear garden that leads to an oversized GARAGE with floor over and providing a rare facility for a property in this location. An early viewing of this home is essential to fully appreciate the position, quality and space that is available. It should also be noted that planning has been previously granted for a single storey extension to the rear should additional space be required. An early viewing of this home is essential to fully appreciate its position, quality and space, along with avoiding disappointment.

ACCOMMODATION



RECEPTION HALL

With solid entrance door with light borrowing window above, original functioning pull-cord doorbell, stripped pine floorboards, two radiators with covers, ceiling cornicing, sweeping staircase rising to the first floor landing and door giving access to stairs down to the lower ground floor.

FAMILY/SITTING ROOM

14'2" x 13'4" (4.32m x 4.06m)

With secondary glazed sash window to the front aspect, double radiator, stripped pine floorboards, high skirting boards, ceiling cornicing and decorative fireplace with marble surround and hearth.

RE-FITTED KITCHEN

16'2" x 12'9" (4.93m x 3.89m)

With open archway from the reception hall, double glazed patio doors to the garden, designer cast iron style radiator, Karndean flooring, square edge granite work surface with inset one and a half bowl stainless steel sink and drainer with high rise mixer tap over, a range of oak fronted base level cupboards and drawers providing storage with matching eye level cupboards, integrated dishwasher, countertop LED lighting, matching granite splashback behind the range cooker (range cooker available by separate negotiation) with chimney style extractor over. There is also a free-standing island with breakfast bar seating for three, ceiling cornicing and recessed LED spotlighting along with free-standing space for an American style fridge freezer. A half glazed oak door leads through to:

LOBBY

With coat pegs, Karndean flooring and half circle glazed window to the garden. A door leads to:

CLOAKROOM

With single radiator, Karndean flooring, exposed brick feature wall, integrated extractor fan and a 2-piece white suite comprising low level WC and wash handbasin.

LOWER GROUND FLOOR

BEDROOM 1

15'5" x 11'9" (4.70m x 3.58m)

With secondary glazed window to the front aspect, wall mounted electric thermostatically and timer controlled radiator. Door to:

UTILITY ROOM

8'0" x 3'9" (2.44m x 1.14m)

With space and plumbing for washing machine, electricity and gas meter and modern electrical consumer unit.

SHOWER ROOM

11'0" x 6'1" (3.35m x 1.85m)

With ceramic tiled flooring, electric under floor heating, recessed LED spotlighting, integrated extractor fan and a 3-piece white suite comprising low level WC, wash handbasin inset to vanity unit with storage beneath and corner shower cubicle with mermaid shower boarding, sliding glazed shower screen and electric shower within.

BEDROOM 2

15'2" x 10'7" (4.62m x 3.23m)

With obscure glazed window to the rear aspect, single radiator and a range of fitted wardrobes, louvred door to cupboard, radiator.

FIRST FLOOR GALLERIED LANDING

With staircase rising to the second floor landing and feature light borrowing window to the roofline flooding the landing in natural light.

LOUNGE

17'3" x 14'2" (5.26m x 4.32m)

With secondary glazed floor to ceiling height picture window offering impressive views of St Wulfram's Church, radiator with cover, stripped pine floorboards, ceiling cornicing, ceiling rose, exposed brickwork and open fireplace inset to marble surround and hearth with solid fuel stove and decorative wooden mantel.

BEDROOM 1

17'4" x 12'10" (5.28m x 3.91m)

With UPVc double glazed sash window to the rear aspect, double radiator, stripped pine floorboards, ceiling cornicing, picture rail, ceiling rose and feature fireplace with marble surround and hearth with decorative wooden mantel. Door giving access to the space above the new built-in en suite.

EN SUITE SHOWER ROOM

7'6" x 5'3" (2.29m x 1.60m)

With feature cast iron style radiator with integrated towel rail, high gloss ceramic tiled flooring, LED lighting to include an integrated extractor fan and a 3-piece white suite comprising low level WC, wash handbasin and a fully tiled corner shower cubicle with mains fed shower within having fixed rainwater shower head and a mobile shower head.

SECOND FLOOR GALLERIED LANDING

With feature light borrowing obscure glazed window to the roofline and smoke alarm.



BEDROOM 2

17'3" x 14'0" (5.26m x 4.27m)

With secondary glazed sash window to the front aspect, double radiator and feature fireplace inset to marble surround and hearth with decorative wooden mantel.

BEDROOM 5

12'10" x 8'7" (3.91m x 2.62m)

With UPVc double glazed sash window to the rear aspect, double radiator, stripped pine floorboards and loft hatch access with pull-down aluminium ladder, power and lighting and window into the roofline. (With the relevant permissions there offers the possible opportunity to add another floor of living space).

5-PIECE FAMILY BATHROOM

12'8" x 8'4" (3.86m x 2.54m)

With UPVc double glazed obscure sash window to the rear aspect, cast iron style radiator and further cast iron style radiator with integrated towel rack, bespoke designer tiled flooring with electric under floor heating, recessed LED spotlighting, exposed feature brickwork, door to airing cupboard housing the hot water tank and having shelf storage and a 5-piece white suite comprising WC with high level cistern, his and hers pedestal wash handbasins, a free-standing ball and claw roll top bath with mixer tap and shower attachment over and shower cubicle with mermaid shower boarding, sliding glazed shower screen and mains fed shower within with fixed rainwater showerhead and an mobile showerhead.

OUTSIDE

There is a wrought iron gate with steps up to a flagstone pathway to the front entrance door and a lawned garden with wrought iron rails to the boundary. There is also a wrought iron rail covering the window area to the lower ground floor basement and a selection of period door features.

There is a westerly facing walled rear garden with glass window giving natural light to the lower ground floor bedroom and with lighting as a feature. There is a courtyard seating area, outside lighting and outside double electric sockets. Steps lead up to a lawned garden with established shrubs to the borders, a timber SHED and gravelled seating area with outside cold water tap, outside lighting and single garage door leading into the back end of the garage, ideal for the transporting of larger items to and from the garden. Adjacent to the garage is a gate allowing easy removal of bins for refuse collection day.





DETACHED GARAGE

21'5" x 17'9" (6.53m x 5.41m)

With single garage door on to the rear, electrically operated double garage door to the front, power and lighting. A ladder and hatch lead to a recently created room above the garage suitable for a variety of uses.

The approach to the garage is achieved just off Barrowby Road adjacent to No.10.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D. Annual charges for 2021/2022 - £1,836.30

PLANNING MATTERS

Plans have been previously passed for a single storey rear extension and internal alterations to this Listed Building. Further information can be obtained on South Kesteven District Council website - Planning Application S17/1600.

DIRECTIONS

From High Street continue on to Watergate following the signs for the A1. Proceed over the traffic lights on to North Parade and the property is on the left-hand side.

AGENTS NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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			
(69-80) C			75
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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