



**NEWTON
FALLOWELL**

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newtonfallowell.co.uk

SOLD Subject to contract

21 Welland Court,
Grantham, Lincolnshire, NG31 7QU

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Grantham, Lincolnshire, NG31 7QU
Guide Price **£120,000 to £130,000**

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB.

*GUIDE PRICE £120,000-£130,000. *Located close to amenities and schools is this established and spacious mid terraced home that would benefit from a scheme of cosmetic improvements. The accommodation comprises of entrance hall, lounge, dining room, kitchen, three good size bedrooms and a family bathroom. The property also benefits from UPVC double glazing and gas fired central heating, along with a solar panel system which will reduce your electricity bills for the foreseeable future. Outside of the property, to the front, there is a low maintenance garden, a passageway connects the front to the rear garden. This home is being sold with no onward chain.

ACCOMMODATION



ENTRANCE HALL

Having full uPVC double glazed entrance door, full obscure uPVC double glazed window to the front aspect, single radiator, stairs rising to the first floor landing, cupboard housing the electricity meter and electric consumer unit, obscure glazed door to:

KITCHEN

12'0" x 10'3" (3.66m x 3.12m)

Having uPVC double glazed window to the rear aspect, uPVC half obscure double glazed door to the side, wall mounted gas fired central heating boiler, roll edge work surface with inset stainless steel sink and drainer with high rise mixer tap over, space and plumbing for washing machine, space for under counter fridge or freezer, space for free-standing cooker, cupboards and drawers providing storage, a generous under stairs storage cupboard and obscure glazed door to:

DINING ROOM

10'4" x 8'2" (3.15m x 2.49m)

Having uPVC double glazed window to the rear aspect, single radiator and open arch to:

LOUNGE

12'6" x 11'8" (3.81m x 3.56m)

Having uPVC double glazed window to the front aspect, living flame gas fire set into a marble effect surround and hearth with a decorative wooden mantel.

FIRST FLOOR LANDING

With loft hatch access and smoke alarm.

BEDROOM ONE

13'3" x 10'4" (4.04m x 3.15m)

Having uPVC double glazed window to the front aspect, single radiator and an extensive range of bedroom furniture which is also included.

BEDROOM TWO

12'8" x 10'7" (3.86m x 3.23m)

With uPVC double glazed window to the rear aspect and single radiator, airing cupboard housing hot water tank and shelving and cold header tank.

BEDROOM THREE

8'8" x 8'2" (2.64m x 2.49m)

With uPVC double glazed window to the front aspect, single radiator and stairs bulkhead.

BATHROOM

8'3" x 5'7" (2.51m x 1.70m)

Having two uPVC obscure double glazed windows to the rear aspect, double radiator and a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with electric shower over

OUTSIDE

The front is accessed from a pedestrian walkway with pathway to the front entrance door and a low maintenance garden with fencing to the boundaries. To the right-hand side a wrought iron gate leads down a passageway between the properties giving access to the kitchen door and on to the rear garden. At the rear a wrought iron gate leads on to a low maintenance garden with fence to one boundary, a gate on the rear, timber shed for storage, brick shed for storage.

SERVICES

Mains water, gas, electricity and drainage are connected.

SOLAR PANELS

There are solar panels which were fitted at the property approximately 7 years ago, therefore 18 years remaining on the lease. Please be aware that the terms of the lease will continue to apply to the new buyer and will affect any new lender who subsequently grants a mortgage. However, as the solar panels are supplied by A Shade Greener, whose lease complies with the Microgeneration Certification Scheme, interested parties should not have a problem raising a mortgage.



COUNCIL TAX

The property is in Council Tax Band A. Annual charges for 2021/2022 - £1,224.20

DIRECTIONS

From High Street proceed south taking the right turn at the traffic lights on to Wharf Road (A52), keeping in the right-hand and following the signs for the A52. Take the left turn under the railway bridge on to Dysart Road and continue along taking the left turn on to Goodliff Road. Turn left on to Aire Road and left on to the rear of Welland Court.

GRANTHAM


There are local amenities close-by including primary school and bus service to town. Grantham is approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has main line station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets and a Saturday street market.

AGENT'S NOTE

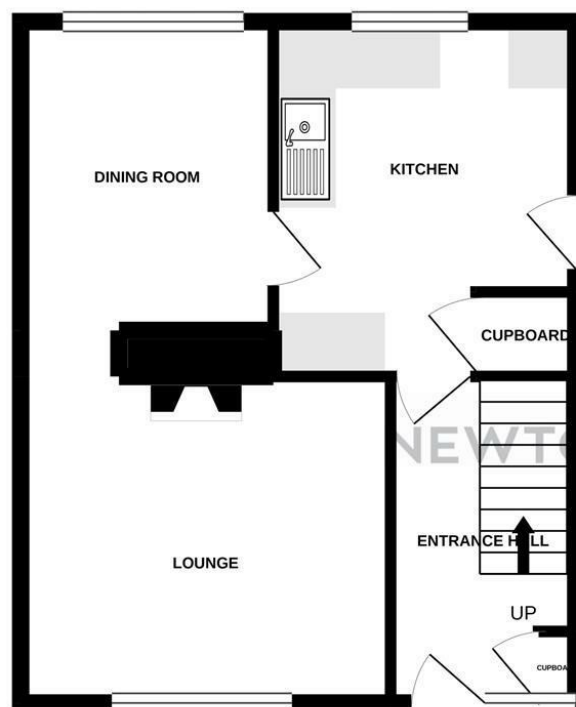
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

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.

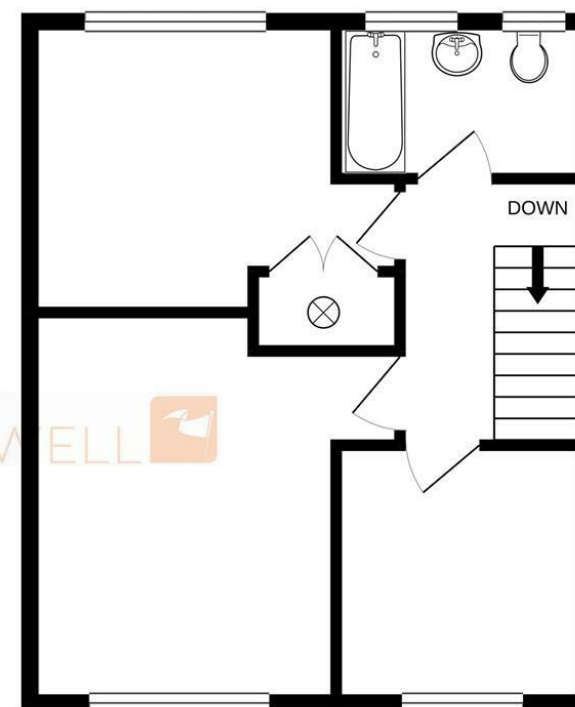


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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.
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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.

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