



**22 Houghton Road,**  
Grantham, Lincolnshire, NG31 6JD

**NEWTON**FALLOWELL 



**22 Houghton Road,  
Grantham, Lincolnshire, NG31 6JD  
£145,000**

Located on the ever popular and established Houghton Road is this very well presented bay fronted mid terraced home. This larger than most terraced homes accommodation extends to approximately 1,250 square feet, and comprises: Entrance Hall, Lounge, Dining Room, Kitchen, THREE DOUBLE Bedrooms and a Bathroom. The property also benefits gas fired central heating and its own south westerly facing walled garden. This home is being sold potentially with no onward chain and an early viewing is strongly advised to appreciate the additional space in this particular home and its condition.

**ACCOMMODATION**

**ENTRANCE HALL**

With solid entrance door having obscure glazed window above, double radiator, original tiled floor, smoke alarm, stairs rising to the first floor landing and door to half cellar.

**HALF CELLAR**

With power and lighting and light borrowing window from the lounge.





### DINING ROOM

14'1" into bay reducing to 12'3" x 11'10" (4.29m into bay reducing to 3.73m x 3.61m)

With glazed sliding sash bay window to the front aspect, double radiator, open cast iron fireplace with tiled hearth and decorative wooden surround, stripped pine floorboards, ceiling cornicing and picture rail.

### LOUNGE

15'3" x 12'3" (4.65m x 3.73m)

With glazed sash window to the rear aspect, double radiator, feature fireplace (currently not utilised but ideal for a fire or stove to be fitted), tall alcove cupboard.

### KITCHEN

12'4" x 9'11" (3.76m x 3.02m)

Having glazed sash window to the side aspect, solid wood door to the garden, ceramic tiled floor, double radiator, a range of eye and base level units including glazed display cabinets, work surfacing with inset one and a half bowl stainless steel sink and drainer with mixer tap over, inset 4-ring stainless steel gas hob with stainless steel single electric oven beneath and stainless steel chimney style extractor over, space and plumbing for washing machine, built-in larder fridge and breakfast bar seating for 2-3 persons.

### FIRST FLOOR LANDING

Having light borrowing window from bedroom one and loft hatch access.

### BEDROOM ONE

15'3" x 12'3" (4.65m x 3.73m)

With two glazed sash windows to the front aspect, picture rail, double radiator, original cast iron fireplace with inset tiling and tiled hearth, built-in wardrobe to one alcove.

### BEDROOM TWO

12'3" x 11'11" (3.73m x 3.63m)

With glazed sash window to the rear aspect, double wardrobe, feature cast iron fireplace with inset tiling and hearth and built-in wardrobe to one alcove.

### BEDROOM THREE

10'11" x 9'11" (3.33m x 3.02m)

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

### BATHROOM

7'5" x 7'9" (2.26m x 2.36m)

With obscure glazed window to the side aspect, single radiator and a 3-piece white suite comprising panelled bath with electric shower over, pedestal wash handbasin and low level WC.

### OUTSIDE

There is a small enclosed front garden with brick wall and hedging to the boundaries. At the rear there is an enclosed garden with patio area, lawn and mature shrubs to the borders. There is also access for bins etc across the garden of No.20. An attached brick SHED offers the opportunity to add further space to the kitchen and this houses the gas fired boiler and has lighting.

### RIGHT-OF-WAY

The wrought iron gate and passageway between No.18 and No.20 offers pedestrian access across the garden No.20. However, there is no right-of-way across the garden of the subject property, therefore it is totally private.

### SERVICES

Mains water, gas, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band A. Annual charges for 2019/2020 - £1,152.44.





## DIRECTIONS

From High Street proceed south on to London Road, continuing past Sainsburys on the left-hand side and turning left at the traffic lights adjacent to McDonalds on to Bridge End Road (A52). Take the right turn on to Houghton Road and the property is on the right-hand side.

## GRANTHAM

The property is within easy walking distance of the town centre, railway station and amenities and there are also local amenities close by.

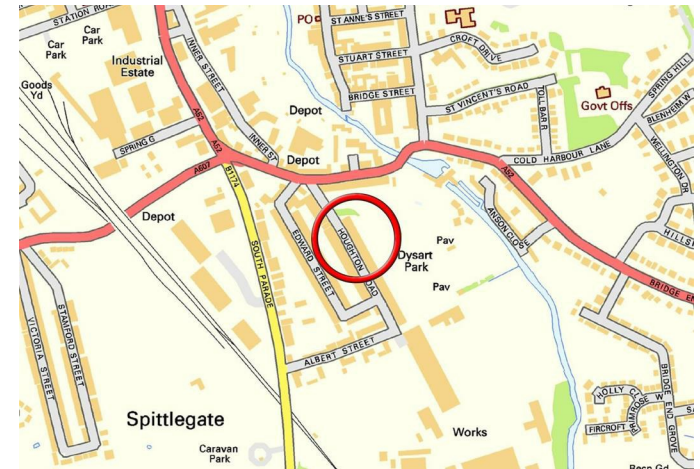
Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with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

There is a charming selection of tea rooms, cafes, restaurants, traditional style pubs and a great choice of supermarkets. Oldrids Downtown is a very popular superstore and garden centre at the edge of town just off the A1. Next to Belton Woods Hotel is Belton Garden Centre, which boasts a very successful café/restaurant.

## AGENT'S NOTE

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.

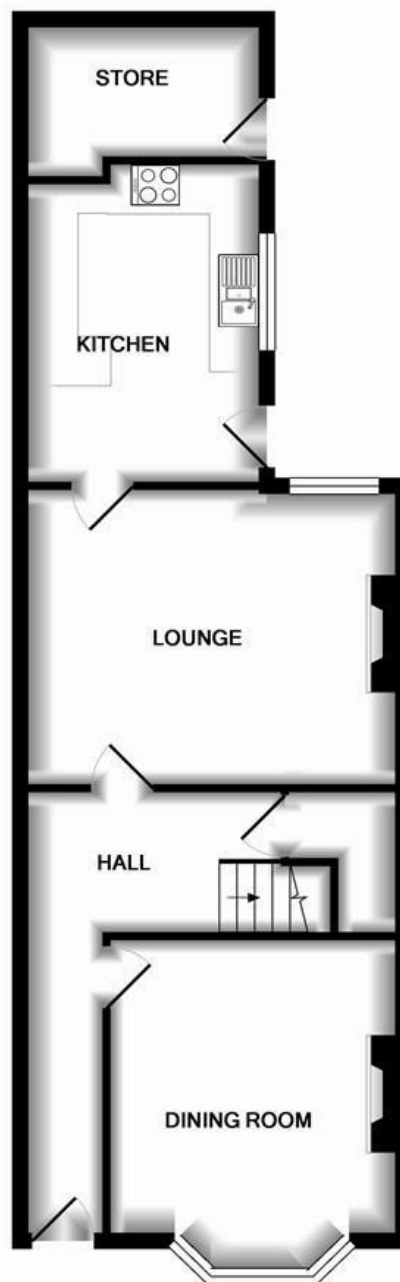


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>53</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>44</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

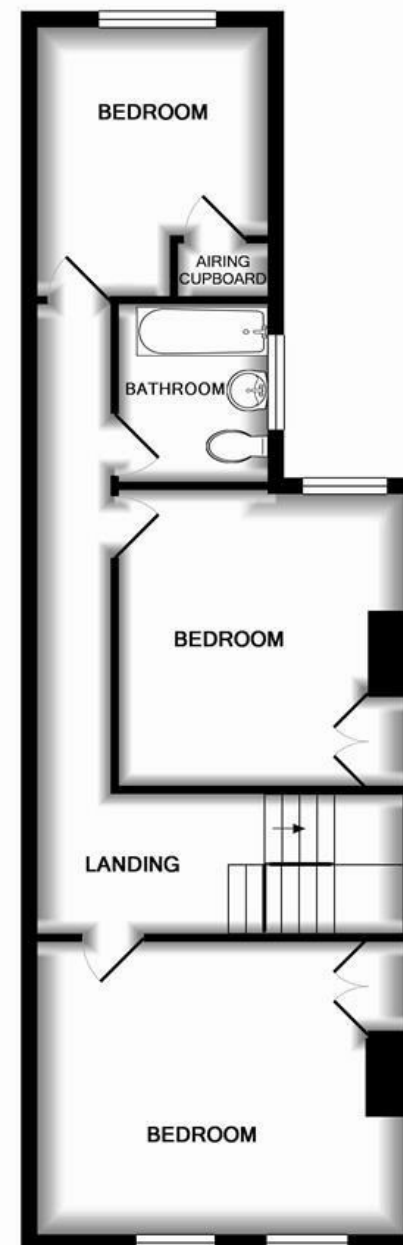
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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 £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  
APPROX. FLOOR  
AREA 652 SQ.FT.  
(60.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 634 SQ.FT.  
(58.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1286 SQ.FT. (119.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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