



**29 Pacey Way,**  
Grantham, NG31 7WS

**NEWTON**FALLOWELL 



29 Pacey Way,  
Grantham, NG31 7WS  
£139,950

Located on the Bovis built Mallard Quarter development is this modern town house that has to be viewed to be appreciated. The accommodation comprises of Entrance Hall, Cloakroom, Lounge, Kitchen Diner, THREE BEDROOMS with an En-suite to the Master and a Family Bathroom. The property also has the benefits of UPVC double glazing and gas fired central heating. Outside of the property there is a block paved approach and to the rear there are enclosed gardens with a patio, and a gate to the adjacent allocated parking. This home must be viewed to be fully appreciated.

**ACCOMMODATION**

**ENTRANCE HALL**

With partially obscure double glazed entrance door, wall mounted modern electrical consumer unit, single radiator.

**CLOAKROOM**

With single radiator, integrated extractor fan and a 2-piece white suite comprising wash handbasin and low level WC.



### LOUNGE

17'10" x 13'10" maximum (5.44m x 4.22m maximum)  
With UPVc double glazed window to the front aspect, two single radiators, door to under stairs airing cupboard housing pressurised hot water system, stairs rising to the first floor landing, smoke alarm.

### KITCHEN DINER

13'10" x 9'4" (4.22m x 2.84m)  
With UPVc double glazed window to the rear aspect, double glazed sliding patio doors to the garden, double radiator, roll edge work surface with inset one and a half bowl stainless steel sink and drainer with high rise mixer tap over, inset 4-ring stainless steel gas hob with glass splashback, stainless steel extractor hood over and stainless steel single electric oven beneath. There are eye and base level units, integrated dishwasher and fridge freezer, washer/dryer, wall mounted central heating boiler set within cupboard, integrated ceiling extractor and recessed LED spotlighting.

### FIRST FLOOR LANDING

With smoke alarm.

### BEDROOM ONE

11'7" maximum reducing to 8'10" x 10'4" (3.53m maximum reducing to 2.69m x 3.15m)  
With UPVc double glazed window to the front aspect, single radiator, built-in wardrobe.

### EN SUITE SHOWER ROOM

With UPVc obscure double glazed window to the front aspect, single radiator, shaver socket, integrated extractor, recessed lighting and a 3-piece white suite comprising low level WC, wash handbasin and a fully tiled shower cubicle with mains fed shower within and sliding glazed shower screen.

### BEDROOM TWO

11'1" x 7'7" (3.38m x 2.31m)  
With UPVc double glazed window to the rear aspect, single radiator, loft hatch access and built-in wardrobe.

### BEDROOM THREE

8'2" x 5'11" (2.49m x 1.80m)  
With UPVc double glazed window to the rear aspect, single radiator and built-in wardrobe.

### BATHROOM

7'7" x 5'7" (2.31m x 1.70m)  
With heated towel radiator, integrated extractor fan and a 3-piece white suite comprising low level WC, wash handbasin and a double ended panelled bath with mixer tap over.

### OUTSIDE

A block paved pathway leads to the front entrance which is covered by a storm porch. At the rear there is an enclosed garden with fencing to the boundaries, a patio, lawn and timber shed (available by separate negotiation). A gate also leads on to a carpark where there is allocated parking for one vehicle along with visitor parking also.

### MANAGEMENT CHARGE

We understand that there is a management charge in place which we believe is approximately £200 per annum, payable either annually or bi-annually.

### SERVICES

Mains water, gas, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band B. Annual charges for 2017/2018 - £1,180.23.

### DIRECTIONS

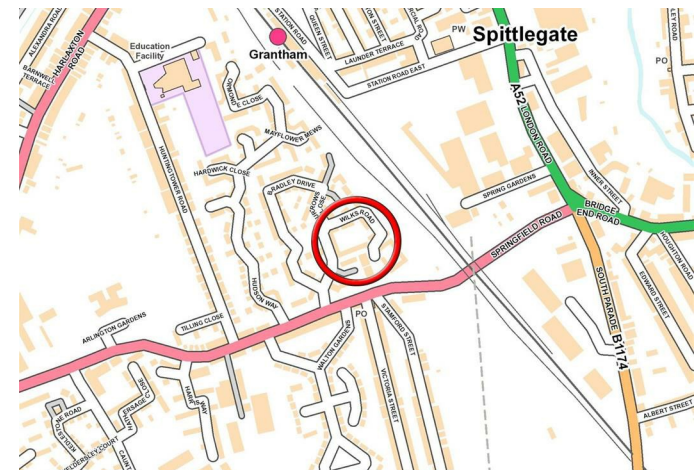
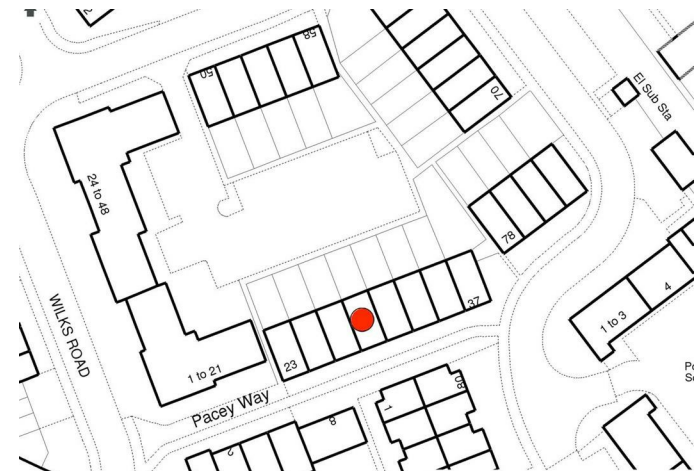
From High Street continue on to St Peters Hill and London Road turning right on to Springfield Road and right into the development along Wilks Road. Follow this road bearing to the right and Pacey Way issues off on the left-hand side. The property is on the left.

### GRANTHAM

The property is situated within easy reach of the town and railway station. 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.

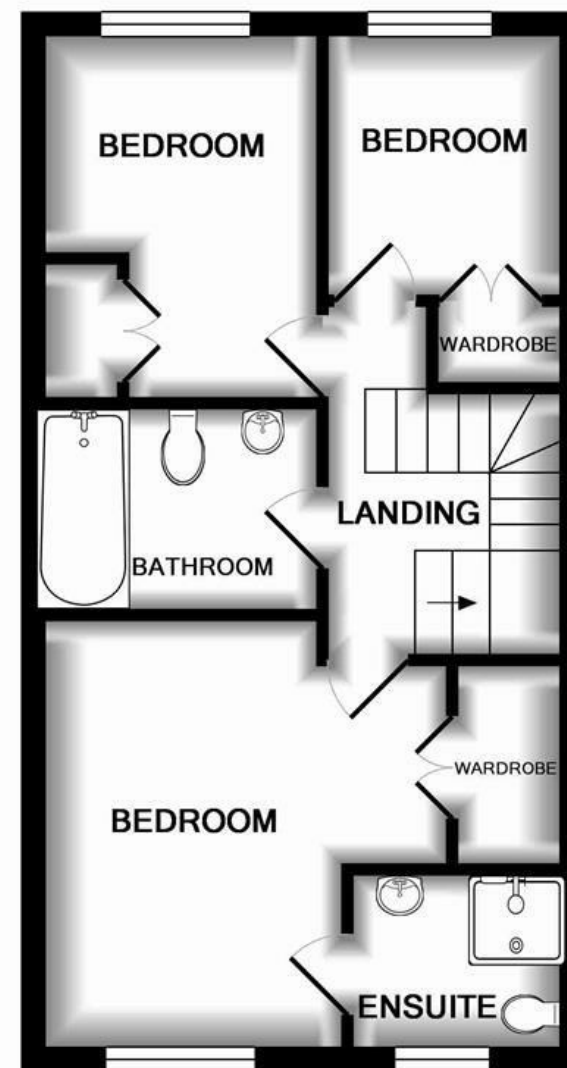
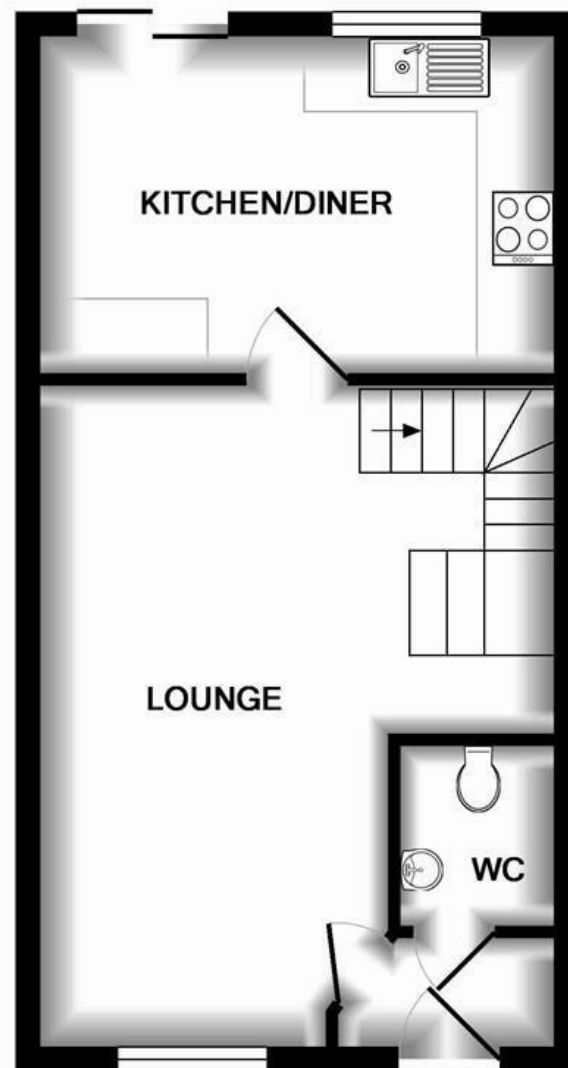
### AGENT'S NOTE

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		94
(81-91) B	80	
(69-80) C		
(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
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 772 SQ.FT. (71.7 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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**NEWTON**  
FALLOWELL

t: 01476 591900

e: [grantham@newtonfallowell.co.uk](mailto:grantham@newtonfallowell.co.uk)

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)