



## NEWARK VIEW, GRANTHAM

Exceptional home designed to an impeccable standard offers luxurious and flexible living across three floors with an open outlook.



## FEATURES

- Spacious Three Storey Home  
In A Prime Location
- Five Double Bedrooms
- Showstopping Open-Plan Kitchen
- Private Landscaped Garden
- Double Detached Garage & Driveway
- Electric car charger

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## ACCOMMODATION

The spacious interior includes an elegant lounge with French doors leading to the garden, and a stunning open-plan living kitchen—perfect for entertaining.

A study, utility room and cloakroom complete the ground floor.



The first floor hosts the impressive master suite with a luxury 4-piece en-suite, plus three additional double bedrooms and a family bathroom.

The top floor boasts a fifth bedroom, an en-suite, and an incredible 20' walk-in wardrobe and dressing room.



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## EXTERNAL

Outside, the landscaped rear garden provides a private oasis, while a block-paved driveway, with electric car charger and double detached garage ensure ample parking.

This home is a rare find—offering both style and substance in a sought-after location.

Viewing is essential to fully appreciate its scale, quality, and outlook.

The property is well-positioned on the North West side of Grantham with easy access to the A1 and A52. The train station provides mainline trains to London in approximately one hour.

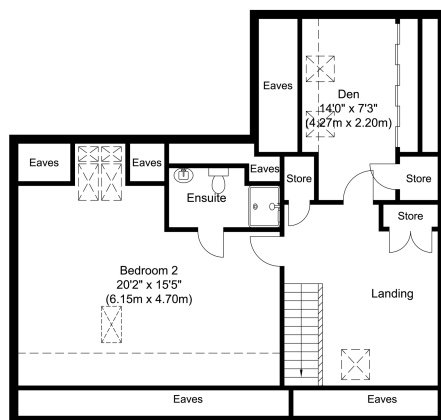
The town also offers several popular education options, including the well-regarded Kings Grammar & Kesteven Girls Grammar Schools as well as the Grantham Prep International School.



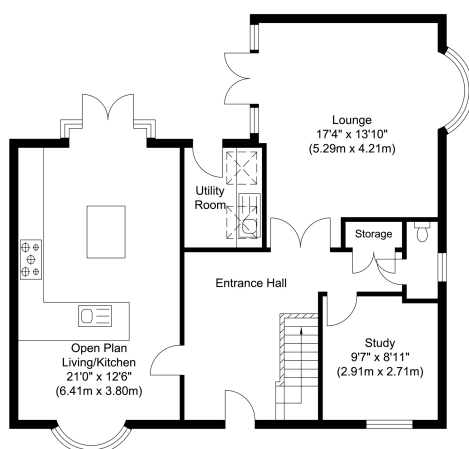
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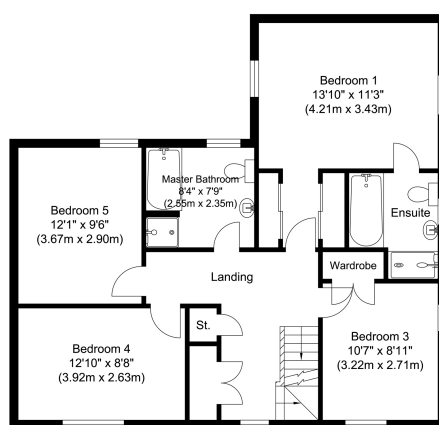
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Second Floor  
Approximate Floor Area  
802.00 sq. ft  
(74.60 sq. m)



Ground Floor  
Approximate Floor Area  
838.00 sq. ft  
(77.90 sq. m)



First Floor  
Approximate Floor Area  
811.00 sq. ft  
(75.30 sq. m)

----- Restricted Head Height

Illustration for identification purposes only, measurements are approximate, not to scale.

## EPC RATING

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	87
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		

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