



4 MEADOW COURT GAINSBOROUGH, DN21 4GE

£485,000
FREEHOLD

This detached family home in Grayingham presents a rare opportunity, boasting stunning open aspect views and a wealth of potential for customization. Accessible via a private driveway, the property offers a blocked paved area with parking for up to 5 cars, alongside a detached double garage, ensuring ample space for vehicles.



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DESCRIPTION

This detached family home in Grayingham presents a rare opportunity, boasting stunning open aspect views and a wealth of potential for customization. Accessible via a private driveway, the property offers a blocked paved area with parking for up to 5 cars, alongside a detached double garage, ensuring ample space for vehicles.

Inside, the home exudes flexibility with its well-distributed space. A study to the front provides a quiet retreat, while the formal dining room sets the stage for elegant gatherings. The kitchen, appointed with quality fixtures, is complemented by a separate utility room for added convenience.

The heart of the home is the spacious living room featuring a striking gas fire, perfect for cozy evenings. An additional highlight is the inviting sunroom, adorned with a multi-fuel stove and French doors leading to the incredible back garden, enhancing the indoor-outdoor living experience.

Ascending to the first floor, you'll find a master bedroom complete with an ensuite for added luxury. An extra-large double bedroom, created by merging two rooms, offers abundant space. A third room, currently utilized as a study, provides versatility for various needs. Completing this level is a family bathroom, ensuring comfort and convenience for all occupants.

Overall, this property promises an amazing family home with boundless potential for personalization and enjoyment, set amidst picturesque surroundings in Grayingham.

ENTRANCE HALLWAY

Accessed through a UPVC decorative door with stairs to the first floor and zoned under floor heating throughout the downstairs leading into:-

SNUG

Forward facing with UPVC double glazed windows X 2 to the front aspect, space for comfy sofas and bookcases/storage.

FORMAL DINING ROOM

Forward facing with UPVC double glazed windows X 2 to front aspect, space for an eight seater table plus cabinets.

DOWNSTAIRS CLOAKROOM

With a storage cupboard having a bi-fold door, WC and hand wash basin.

LIVING ROOM

With doors leading into the Sun Room, feature gas fire, space for comfy sofas, TV and storage cabinets.

KITCHEN/BREAKFAST ROOM

With UPVC double glazed windows enjoying the views of the rear garden, the kitchen has a range of tonuge and groove wall and base units with laminate worktops, ceramic sink with tiled splash backs, integrated fridge/freezer, Siemens eye level electric fan assisted oven with warming drawer and built in microwave, Siemens induction hob with extractor fan, integrated dishwasher and space for a breakfast table.

UTILITY

With space and plumbing for a washing machine, space for a fridge/freezer, cupboard space housing the under floor heating hub leading into:-

SUN ROOM

With a composite door with fly screen to the side aspect, French doors to the rear and windows surrounding, multi-fuel fire, exposed brick.

FIRST FLOOR LANDING

With a UPVC double glazed window to the front aspect, loft hatch access to the ceiling.

MASTER BEDROOM

Rear facing with UPVC double glazed window looking over the garden, space for a king soze bed with draws to each side, built in wardrobes with sliding door leading into:-

MASTER EN-SUITE

With an opaque double glazed window, panelled bath with overhead shower, WC and vanity housed hand wash basin with storage, towel heater.

BEDROOM TWO

Originally two room, now duel aspect with UPVC widnows to front and rear aspect, sapve for a Queen size bed with draws to each side, full row of floor to ceiling built in wardrobes with sliding doors.

BEDROOM THREE

Forward facing with a UPVC double glazed window to front aspect, space for a single bed with storage.

FAMILY BATHROOM

Light to ceiling, walk in shower, low flush WC, hand wash basin and towel heater

EXTERNALLY

The front of the property is approached up a private block paved driveway leading up to the double garage. The rear garden is non over looked, highly manicured, laid to lawn with a patio area.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



GROUND FLOOR



1ST FLOOR



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		71	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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