



**Mount Pleasant, Low Road, Barrowby, Grantham NG32 1DJ**

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**Mount Pleasant, Low Road, Barrowby, Grantham**

\*GUIDE PRICE £525,000 - £550,000\* On a fabulous plot this generous size executive family house boasts an extensive downstairs living accommodation, Comprising of 22ft lounge, dining room, breakfast kitchen, utility room, sunroom, family room and parking for several vehicles. Viewing Recommended.



### **Entrance Hall**

11' 6" x 6' 2" ( 3.51m x 1.88m )

Part glazed door leading into the entrance porch and having a second doorway leading through into the very spacious entrance hall with laminate flooring and open balustrade staircase to the first floor landing.

### **Lounge**

22' 4" x 12' 10" max ( 6.81m x 3.91m max )

This dual aspect lounge has a window over looking the front gardens and french doors leading to the conservatory at the rear, a feature white Adamstyle fireplace with an inset living flame gas fire, coving to the ceiling, radiator and door leading to the dining room.

### **Dining Room**

10' 4" x 12' 11" ( 3.15m x 3.94m )

With a large window to the rear aspect, door leading off to the kitchen, radiator and coving to the ceiling.

### **Breakfast Kitchen**

11' 6" x 12' 11" ( 3.51m x 3.94m )

Boasting a range of wood grain coloured units at both floor and eye level, with wood effect work tops over, Aga style stove with a five ring gas hob with extractor hood above. Sink unit with a single drainer and mixer tap, decorative tiled splashbacks, window to the rear aspect overlooking the rear garden, door leading to the pantry which is spacious with ample shelving and door leading off to the utility room.

### **Utility Room**

16' 5" x 3' 9" ( 5.00m x 1.14m )

This spacious utility area has a part glazed door leading to the rear garden, wall mounted boiler, space for appliances and space for a fridge freezer.

### **Sunroom/family Room**

11' 8" x 8' 8" ( 3.56m x 2.64m )

With french doors leading to the rear garden, laminate flooring and door also leading through to a further family room which has been an extension to the property.

### **Extended Family Room**

16' 10" x 9' ( 5.13m x 2.74m )

With coving to the ceiling and window to the rear aspect.

### **Guest Suite/snug**

17' 8" x 7' 10" ( 5.38m x 2.39m )

With a doorway directly off the hallway into this guest suite, the snug area has a floor to ceiling window to the front aspect giving lots of light, radiator, coving to the ceiling and doorway leading to the guest bedroom/bedroom four.

### **Guest Bedroom/bedroom Four**

9' 7" x 8' 5" ( 2.92m x 2.57m )

With a window to the front aspect, radiator and door leading through to the ensuite shower room.

### **Ensuite Shower Room**

8' 9" x 4' 11" ( 2.67m x 1.50m )

Which has a shower cubicle, built in feature circular vanity sink unit with cupboards beneath, low level WC, heated towel rail, spotlights to the ceiling and window to the side aspect.

### **First Floor Landing**

14' x 9' ( 4.27m x 2.74m )

This generous size landing area has an open balustrade staircase, window to the front aspect, door leading to the airing cupboard and hatch access to the loft.

(On the landing area it is spacious enough to have potential to put in a second staircase for an extension into the loft space, subject to planning and building regulations).

### **Master Bedroom**

20' 10" x 12' 9" ( 6.35m x 3.89m )

This master bedroom is a super room with a window to the front aspect and french doors leading out to a rear balcony. The bedroom has two radiators, and coving to the ceiling.

### **Rear Balcony**

This spacious balcony area is ideal for breakfast dining overlooking the rear garden and fields beyond.

### **Bedroom Two**

11' x 10' 1" ( 3.35m x 3.07m )

Double bedroom with window to the front aspect, cupboard access into the eaves which offers generous storage space, radiator and slight sloped ceiling to one side (restricted head height).

### **Bedroom Three**

11' 1" x 10' 6" ( 3.38m x 3.20m )

With a window to the rear aspect, radiator, coving to the ceiling, slightly sloped ceiling to one side (restricted head height).

### **Family Bathroom**

8' 1" x 6' 4" ( 2.46m x 1.93m )

This modern family bathroom suite comprises of a bath with a modesty shower screen and fitted shower, low level WC, vanity sink unit with cupboard beneath, heated towel rail, spotlights to the ceiling, decorative tiling to the walls and window to the rear aspect.

### **General Description Outside**

To the front of the property there is a lengthy driveway providing off road parking for three/four vehicles and also to include a turning area. The front gardens also have a lawned area with a range of flower beds and shrub borders and fruit trees. There is an open aspect car port to the side of the property and gated side access leading to the rear. The rear garden is a good size plot which comprises of a very generous size feature patio area for outside dining, the garden is mainly laid to lawn with a varied selection of flower beds, shrub borders and trees, also to include a feature pond. The gardens are overlooking playing fields to the rear with stunning field views beyond.



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## Mount Pleasant Low Road, Barrowby Grantham

- Extensive detached family house on a good size plot
- Good size front and rear gardens, parking for three/four vehicles
- Sunroom, and extended family room
- Downstairs guest suite
- Popular village location

Tenure: Freehold EPC Rating: C

guide price

**£525,000 - £550,000**



The Plans are for guidance only and are not to scale. Measurements, floor space, coverage and orientation are approximate. They should not be relied upon for any purpose and should only be used in conjunction with a surveyor's report. Further details on their own properties.



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Property Ref:  
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