



Paddock Close, Ropsley, Grantham NG33 4BJ

welcome to

Paddock Close, Ropsley, Grantham

'Chain Free' - This beautiful five bedroom detached house is in a sought after village location, on a corner plot with stunning open field views. This spacious property boasts off road parking with garage and good sized living accommodation, also providing extensive gardens and solar panels.



Entrance Hall

Entering the property through a part glazed door, with carpet, stairs leading to the first floor landing, and doors leading to a study/second reception room, dining kitchen, downstairs cloakroom and lounge.

Downstairs Cloakroom

With a window to the side aspect, sink unit, low level WC, open alcove for storage and tiled flooring.

Study/second Reception

17' 11" max x 8' max (5.46m max x 2.44m max)

With windows to the side and front aspects, spotlights fitted to the ceiling, wooden effect laminate flooring, perfect for an additional family room or study.

Lounge

23' 3" x 11' 11" (7.09m x 3.63m)

This room benefits from a fireplace with a woodburning stove, fitted carpet, a window to the rear aspect and sliding doors to the rear garden.

Rear Porch

With further units for storage and space for a fridge freezer, and back door leading to the rear garden.

Kitchen

15' 8" x 8' 4" (4.78m x 2.54m)

With windows to the front and side aspects, this newly fitted Wren kitchen approximately 2 years old boasts a range of grey units at both floor and eye level with dark wooden effect worktops over, sink, rinser and side drainer with mixer tap. There is plumbing for both a washing machine and dishwasher, integrated fridge, oven with electric hob, tiled flooring, open archway leading to the dining area and a door leading to the rear porch.

Dining Area

13' 5" x 7' 4" (4.09m x 2.24m)

With a window to the front aspect, tiled flooring and an electric storage heater and an open archway leading through to the kitchen.

First Floor Landing

Having carpet, an airing cupboard housing the water tank and solar panel controls, doors leading to all bedrooms and family bathroom and also hatch access to the loft (the vendor advises is boarded).

Bedroom One

14' 4" x 12' min (4.37m x 3.66m min)

With a window to the rear aspect with open field views, carpet and door leading into the en-suite.

En-Suite

With a window to the side aspect, shower cubicle with electric shower over, pedestal wash hand basin, low level WC, partially tiled walls, spotlights to the ceiling, under floor heating with grey tiled flooring and a heated towel rail.

Bedroom Two

9' 11" x 8' 2" excluding the entrance (3.02m x 2.49m excluding the entrance)

With a window to the front aspect, with a built-in storage cupboard, carpet and an electric heater.

Bedroom Three

11' 8" x 7' 11" (3.56m x 2.41m)

With a window to the front aspect, two built-in storage cupboards, and carpet.

Bedroom Four

12' x 8' 7" (3.66m x 2.62m)

With lovely open field views to the rear aspect and carpet.

Bedroom Five

8' 3" x 9' (2.51m x 2.74m)

With a window to the side aspect, and carpet.

Bathroom

With windows to the front and side aspects, panel bath with shower hose off the taps, and electric shower over, pedestal wash hand basin, low level WC, grey tiled flooring and spotlights to the ceiling, a heated towel rail and electric heater.

General Description Outside

Approaching the property to the front there is a large gravelled driveway area giving space for several vehicles and mature plants and flowers leading to a single garage and also providing gated access to the enclosed rear garden.

The rear garden is situated in a corner plot with beautiful open views to the rear, a fully insulated summer house with electricity inside and extensive lawns, also gated access to the field behind for countryside walks.

Agents Note:

The property also boasts solar panels which are owned outright.

The current owners are on a feed in tariff of .68p per kw unit and are producing approximately 4000+ kwh per year.



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welcome to

Paddock Close, Ropsley Grantham

- Detached Five Bedroom House
- Open Plan Breakfast Kitchen
- Large Lounge & Additional Reception Room
- Extensive Gardens with Open Field Views
- Sought After Village Location

Tenure: Freehold EPC Rating: E

guide price

£390,000



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Please note the marker reflects the postcode not the actual property

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Property Ref:
GST111775 - 0007

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