



**Honey Pot House, Low Road, Barrowby, Grantham NG32 1DJ**



**welcome to**

**Honey Pot House, Low Road, Barrowby, Grantham**

**\*OFFERS OVER £350,000\*** - Beautiful four bedroom semi-detached house renovated to a high standard, offering under floor heating to the downstairs, open plan lounge/diner, kitchen and downstairs shower room. Large rear garden with playing fields behind. **CALL US TO VIEW !!**



### **Entrance Hall**

Entering the property through a part glazed composite door, with inset downlighters to the ceiling, deep skirting boards, consumer unit, staircase leading to the first floor landing and doors leading into the lounge, open plan living/dining area and kitchen.

### **Lounge**

11' 10" x 10' 9" into the alcove ( 3.61m x 3.28m into the alcove )

With a window to the front aspect, feature fireplace with inset alcove, deep skirting boards, vinyl flooring and inset downlighters to the ceiling.

### **Open Plan Living/dining Area**

23' 8" x 10' 11" ( 7.21m x 3.33m )

Lovely bright open plan area with a dining/living area an open archway leading through to the kitchen.

The dining area is 11'.4" x 10'.11" Max, inset downlighters to the ceiling, feature fireplace, and open archway through to the kitchen.

The living area has inset downlighters to the ceiling, thermostat, a glass lantern roof, and french doors leading out to the rear garden.

### **Kitchen**

11' 5" max x 12' 3" max ( 3.48m max x 3.73m max )

With a window to the rear aspect, the kitchen benefits from a range of dark and light grey glossy handleless units with white marble worktops over, and sink with drainer and mixer tap. There are inset downlighters to the ceiling, vinyl flooring, a Range cooker, integrated dishwasher, washing machine and fridge freezer. For access there are doors leading into the hallway and utility room.

### **Utility Room**

9' x 5' 1" max ( 2.74m x 1.55m max )

Matching the kitchen the utility has a range of grey gloss units with white marble worktops over, sink with side drainer and mixer tap, vinyl flooring, wall mounted boiler, window to the side aspect, a side door giving access to the front and rear of the property and door leading into the downstairs shower room.

### **Downstairs Shower Room**

5' 9" x 5' 7" ( 1.75m x 1.70m )

With a window to the front aspect, and automatic lights, comprising of a four suite including corner shower cubicle with electric double rain shower, pedestal wash hand basin, low level WC, inset downlighters to the ceiling, vinyl flooring and a heated towel rail.

### **First Floor Landing**

Having inset downlighters to the ceiling, a radiator and doors leading to all bedrooms and bathroom.

### **Bedroom One**

12' 3" max x 10' 10" ( 3.73m max x 3.30m )

With a window to the front aspect, deep skirting boards and a radiator.

### **Bedroom Two**

11' 2" x 10' 10" max ( 3.40m x 3.30m max )

With a window to the rear aspect, and a radiator.

### **Bedroom Three**

11' 6" x 9' 7" ( 3.51m x 2.92m )

With a window to the rear aspect and a radiator.

### **Bedroom Four**

11' 5" x 8' 11" max ( 3.48m x 2.72m max )

With a window to the front aspect, and a radiator.

### **Family Bathroom**

8' 10" x 5' 1" ( 2.69m x 1.55m )

With a window to the side aspect, and comprising of a bath with shower hose off, marble effect splashbacks to the walls, built-in grey matte vanity sink unit, low level WC. There is a heated towel rail. vinyl flooring, inset downlighters to the ceiling and automatic lights.

### **General Description Outside**

Approaching the property to the front with gravel parking for up to four vehicles and lawned area to the side. There is a pathway leading into the side of the property giving access via the side door and to the rear garden.

The rear garden has a patio area and extensive lawns which are fully enclosed by fencing and backing onto the playing field, allowing unspoilt views and easy access for dog walking.



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## Honey Pot House Low Road, Barrowby Grantham

- Semi-Detached House
- Fully Renovated to a High Standard
- Under Floor Heating Downstairs
- Downstairs Shower Room and Family Bathroom
- Four Bedrooms

Tenure: Freehold EPC Rating: B

offers over  
**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST111958 - 0007

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