



Reedings Close, Barrowby, Grantham NG32 1AX

welcome to

Reedings Close, Barrowby, Grantham

Extended three bedroom detached house in the very popular Barrowby Village, with a good size living accommodation across two floors, and with the potential to extend further (subject to planning). In very good order throughout, viewing is highly recommended.



Entrance Porch

Upvc glazed door leading into the entrance porch, with a window to the front and side aspect, and second entrance door leading into the entrance hall.

Entrance Hall

14' 9" x 5' 9" (4.50m x 1.75m)

This spacious entrance hall has the staircase to the first floor, radiator and laminate flooring.

Lounge

24' 4" x 11' 9" (7.42m x 3.58m)

This beautifully presented lounge/dining area is of dual aspect, with a bay window to the front aspect and french doors to the rear over looking the garden. Feature stone effect fire place with inset living flame gas fire. Two radiators, and coving to the ceiling.

Dining Area

10' 1" x 8' (3.07m x 2.44m)

With a window to the rear aspect, radiator, ceramic tiled floor and open archway leading to the kitchen area. Built in cupboard unit to one corner housing the boiler. Door leading to a good size pantry cupboard under the stairs.

Kitchen

11' 8" x 7' 6" (3.56m x 2.29m)

Having a range of woodgrain cottage style units at both floor and eye level, with built in electric oven and hob, with extractor hood above, Fitted coloured sink unit with drainer and mixer tap over, and tiled splashbacks. Integrated dishwasher (unsure if works) Plumbing for washing machine. integrated fridge and freezer. Spotlights to the ceiling, ceramic tiled floor, window to the rear aspect over looking the pretty garden, and upvc glazed door leading out to the side of the property.

First Floor Landing

With open balustrade staircase. Window to the side aspect, door leading to the airing cupboard, which houses the water tank and has shelving. Hatch access to the loft.

Bedroom One

13' 8" x 11' 1" (4.17m x 3.38m)

This generous size double bedroom has window to the front aspect, Also offering a range of fitted wardrobes and overhead bed units and dresser. Radiator.

Bedroom Two

11' 5" max x 10' 2" (3.48m max x 3.10m)

A second good size double bedroom with a window to the rear aspect over looking the garden, and radiator.

Bedroom Three

7' 9" x 7' (2.36m x 2.13m)

This good size third bedroom has a window to the front aspect and a radiator.

Family Shower Room

8' 5" x 5' 7" (2.57m x 1.70m)

With a fitted shower cubicle. pedestal wash hand basin and low level wc, part tiling to the walls, heated towel rail and spotlights to the ceiling. With windows to the rear and the side aspects.

Description Outside

To the front aspect the gardens are of open plan style, mainly laid to lawn with surrounding borders. There is a tarmac driveway providing off road parking for two cars and leading to the single garage.

Gated access to the side leads to the landscaped rear garden, which is in a nice private spot and ideal for a family. With a low level wall and steps leading to a good size lawned area, with decorative mature flower and shrub borders and miniature decorative trees. Immediately to the rear of the property there is a good size paved patio area ideal for outside dining, To include a water tap and the garden is fully enclosed.



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welcome to

Reedings Close, Barrowby Grantham

- EXTENDED Three bedroom detached family house
- Good size lounge/dining room and breakfast kitchen
- Beautiful gardens
- SOUGHT AFTER VILLAGE LOCATION
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Tenure: Freehold EPC Rating: C

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112135 - 0007

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