



Brierdene, Main Road, Barkston, Grantham NG32 2NH



welcome to

Brierdene, Main Road, Barkston, Grantham

OFFERS IN EXCESS OF £280,000 - Looking for an extended detached bungalow on a large plot (with the potential to extend subject to planning permission). With great living space and also offering off road parking for several vehicles, single garage and large workshop. Viewing is Essential ...!



Entrance Hall

8' min x 5' 7" (2.44m min x 1.70m)

Entering the property through a UPVC door leading into the spacious entrance hall with coving to the ceiling and a radiator.

Lounge

17' x 16' 2" (5.18m x 4.93m)

This extended part of the bungalow offers a large living area with stone fireplace, sliding patio doors leading out to the rear garden, window to the side aspect, decorative wall lights, coving to the ceiling and open plan access to the reception/family room.

Reception/Family Room

17' 3" x 11' 9" (5.26m x 3.58m)

With a window to the side aspect, a radiator, coving to the ceiling and steps leading to the main lounge which has an open plan aspect.

Breakfast Kitchen

24' 7" x 7' 8" (7.49m x 2.34m)

Having a range of built-in cupboards and units to both the floor and eyelevel. Double stainless steel sink unit with a single drainer and taps over. Three windows to the front aspect and one to the side aspect. Space for appliances. Space for dining and a UPVC glazed door leading out to the side of the property.

Bedroom One

11' 3" to front of wardr. x 11' 10" (3.43m to front of wardr. x 3.61m)

This good size double bedroom has fitted wardrobes to one wall, a radiator, coving to the ceiling, and a window overlooking the rear garden.

Bedroom Two

12' 1" x 10' (3.68m x 3.05m)

This double bedroom has a window to the rear aspect, a radiator and coving to the ceiling.

Bedroom Three

9' 2" x 7' 8" (2.79m x 2.34m)

A generously sized third bedroom with a window to the front aspect, a radiator and coving to the ceiling.

Family Bathroom

7' 9" x 5' 7" (2.36m x 1.70m)

With a champagne coloured suite and tiling to the walls. Comprising of a bath, low level WC and pedestal wash hand basin. The bathroom also features an electric radiator, airing cupboard which houses the water tank and a window to the front aspect.

General Description Outside

To the front of the property, there is a low levelled dwarf wall to the front boundary, giving access to a large block paved area. This provides off-road parking for at least six vehicles and giving access to the single garage.

There is gated access to both sides of the bungalow. The rear is mainly lawn and of a generous size. There is a large paved area perfect for outside dining with a decorative rockery to the centre. Also to include a water tap and a water butt.

There is a very generous size workshop to the rear with windows and a personal door for access. (14' 2 ft x 22' 9 ft). This is a great workspace area with electric points and lighting, space for extra appliances if required.

External shed/storage cupboard houses, oil central heating boiler.

Single garage with an up and over door to the front and rear aspect, power and lighting.

Agents Note:

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly".



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welcome to

Brierdene Main Road, Barkston Grantham

- Extended Detached Bungalow
- In Need of Some Modernisation
- Three Bedrooms
- Extensive Workshop and Single Garage
- Potential to Extend (subject to planning permission)

Tenure: Freehold EPC Rating: E

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST111935 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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