



**Barrowby Gate, Grantham NG31 7LT**

**welcome to**

**Barrowby Gate, Grantham**

\*OFFERS IN EXCESS OF £340,000\* - Beautiful bespoke detached bungalow in a very sought after location. Presented throughout to a high standard this three bedroom bungalow offers spacious rooms, and two-tone modern kitchen. Single garage with off-road parking. Viewing is Essential !!



## Entrance

With a new front door leading into the spacious entrance hall.

## Entrance Hall

This wide entrance hall reception area has a radiator, coving to the ceiling, doors leading to 1 large storage cupboard/cloakroom, and a door leading to the airing cupboard.

## Lounge

14' 4" x 17' ( 4.37m x 5.18m )

This dual aspect living area is of a good size with a large window to the front aspect providing lots of light, window to the side aspect and French doors to the rear leading into the garden.

With a beautiful feature marble fireplace with inset living flame gas fire.

With decorative ceiling rose and coving to the ceiling, two radiators, and open plan dining area.

## Dining Area

10' 8" x 12' 5" ( 3.25m x 3.78m )

Dining area, with a radiator and a hatch providing access through to the kitchen.

## Kitchen

10' 5" x 12' 5" ( 3.17m x 3.78m )

This beautifully presented modern kitchen has a range of cream and dark red coloured high gloss units at both floor and eyelevel. With granite work surfaces over. to include one and a half sink unit integrated dishwasher, integrated washing machine, and integrated fridge freezer.

With a built-in electric oven and microwave also to include a steamer oven. Window to the rear aspect and part glazed door leading to the garden.

## Master Bedroom

14' 4" x 8' 8" ( 4.37m x 2.64m )

This generous size double bedroom has a range of fully fitted wardrobes to one wall to include a dressing table.

Coving to the ceiling, radiator and window to the rear aspect, and door leading through to the en-suite shower room.

## En-Suite Shower Room

8' 8" x 3' 6" ( 2.64m x 1.07m )

To include a fitted shower cubicle, low-level WC and vanity sink unit. Heated towel rail and Window to the rear aspect.

## Bedroom Two

9' 5" x 12' 5" ( 2.87m x 3.78m )

A good size double bedroom with a window to the front aspect, radiator and coving to the ceiling.

## Bedroom Three

8' 2" x 12' 5" ( 2.49m x 3.78m )

This third bedroom has a window to the rear aspect and a radiator.

## Shower Room

6' 2" x 10' 1" ( 1.88m x 3.07m )

To include a large walk-in shower, low-level WC, fitted sink unit. Heated towel rail and window to the front aspect.

## General Description Outside

With wrought iron double gates to the front of the property, leading to a block paved driveway allowing off-road parking for 2 to 3 vehicles. There is a lovely front garden with mature flowers and shrubs and a low-level wall to the front.

Single garage with electric door light and power. Housing the Worcester boiler and the consumer unit. Also providing space for further appliances and has steps leading to the loft storage space.. there is an internal door through to the hallway from the garage.

With gated access to either side of the bungalow, there is a lovely block paved rear patio which is ideal for outside dining. The garden has been landscaped to be easy maintenance with lots of flower borders. To include two outside taps, a water irrigation system and a shed. This garden is totally private.



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## Barrowby Gate, Grantham

- Detached Three Bedroom Bungalow
- Modern Two-Tone Kitchen
- Presented to a High Standard
- Shower Room and En-Suite
- Garage and Off-Road Parking

Tenure: Freehold EPC Rating: C

offers in excess of

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112352 - 0004

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