



FAIRVIEW CLOSE  
GRANTHAM

**JUST  
LAUNCHED**

AN EXCLUSIVE DEVELOPMENT  
OF FOUR DETACHED THREE  
BEDROOM BUNGALOWS

01476 566363

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VIEWING**



  
william h brown

**Fairview Close Harrowby Lane, Grantham NG31 9TT**

  
Langstaff  
PROPERTY DEVELOPMENTS

  
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**welcome to**

**Fairview Close Harrowby Lane, Grantham**

Fairview Close is an exclusive development of 4 executive bungalows built to a high specification by a local builder. Being located in a prime non estate position, each property offers extensive well apportioned living accommodation.





### **Entrance**

The front garden has steps leading to the frontage, together with a pathway leading to the front door. Composite front door leading into the generous size fully tiled entrance hall.

### **Reception Hall**

29' 5" x 5' 1" ( 8.97m x 1.55m )

With porcelain wood effect floor tiles with underfloor heating, this generous size entrance hall runs the full depth of the bungalow, giving access off to all rooms.

### **Open Plan Living/Kitchen Area**

28' 3" x 14' 8" ( 8.61m x 4.47m )

Fitted with an extensive range of dark grey high gloss base and cupboards and soft closing drawers with Italian marble effect work surfaces over. Inset sink with high rise mixer tap over. Further wall units with underlighting, integrated microwave, Bora down draft induction hob, integrated dishwasher and fridge/freezer. With Porcelain wood effect floor tiles with underfloor heating, spotlights to the ceiling. Log burner with feature chimney, Central heating thermostat control and window and bi-folding doors to the rear aspect.

### **Utility Room**

11' 1" x 5' 1" ( 3.38m x 1.55m )

Fitted base cupboards and drawers with work surfaces over, inset sink and drainer and further eye level units, also to include a floor to ceiling larder unit. Plumbing for an automatic washing machine and space for further appliances. Tiled flooring with underfloor heating, thermostat control, extractor fan, spot lighting and fully glazed door leading outside.

### **Master Bedroom Suite**

11' 7" x 11' 11" ( 3.53m x 3.63m )

With a window to the front aspect, and extending to 20ft 9 to include a feature walk in dressing area, door leading to the ensuite shower room.

### **Ensuite Shower Room**

5' 5" x 11' 1" ( 1.65m x 3.38m )

Fitted with low level W.C, hand wash basin inset to vanity unit with mirror over and lighting, shower unit with a waterfall shower head. Spotlights to the ceiling. Heated towel rail, tiled floor and walls, extractor fan and window to the side aspect.

### **Bedroom Two**

11' 2" x 10' 8" ( 3.40m x 3.25m )

A second good size double bedroom having a window to the front aspect.

### **Bedroom Three**

11' 3" x 11' 1" ( 3.43m x 3.38m )

Double bedroom with a window to the side aspect.

### **Main Bathroom**

11' 1" x 8' 2" ( 3.38m x 2.49m )

This generous size family bathroom has been fitted with a low level W.C, hand wash basin inset to vanity unit with mirror over and lighting, free standing bath with separate shower cubicle. Feature recessed shelving to one wall with inset lighting. Heated towel rail, extractor fan, tiled floor and walls, spotlights to the ceiling and window to the side aspect.

### **External**

Approaching the property there is a gravelled drive way providing off road parking and leading to the detached single garage.

#### **Detached Single Garage**

With a remote access electric door, internally the garage has power and lighting and an electric car charger point.

With both steps and a pathway leading to the front door, stone pathway surrounding the external of the property for easy access and maintenance.

To the rear there is a feature paved patio area which is ideal for outside dining, and with steps leading to a raised lawn area which is fully enclosed by fencing and in a nice private position which is southerly facing.

Garden also to include a water tap, and external lighting to include external lighting to the front of the garage, up and down lighters and to the front of the property, utility door and rear bi-fold doors.

The driveway also has an external lighting ballard for illuminating the driveway.



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welcome to

## Fairview Close Harrowby Lane, Grantham

- BRAND NEW EXECUTIVE BUNGALOW
- PRESENTED TO A VERY HIGH STANDARD THROUGHOUT
- MASTER BEDROOM SUITE
- OPENPLAN LIVING AREA/DINING KITCHEN
- VIEWING HIGHLY RECOMMENDED

Tenure: Freehold EPC Rating: Exempt

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112216 - 0002

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