



william h brown



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, spotlighting 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.





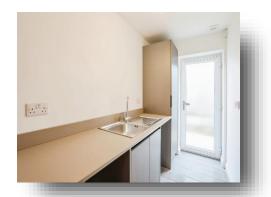
welcome to

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

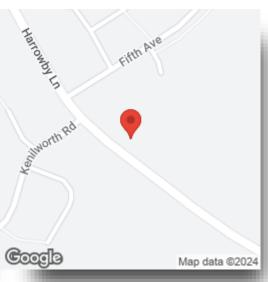
Tenure: Freehold EPC Rating: Exempt

£500,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST112216



Property Ref: GST112216 - 0002 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 quidance 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.



01476 566363

william h brown



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire, NG31 6NN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.