



Kew Lodge, Nottingham Road, Barrowby, GRANTHAM NG32 1EE



welcome to

Kew Lodge, Nottingham Road, Barrowby, GRANTHAM

Modern unique bungalow located in the beautiful Vale of Belvoir offering open field views, great location for the A1 and A52, offering an open plan living area, modern kitchen, family shower room, and three double bedrooms. Space for several vehicles on the driveway, single garage and large lawn.



Entrance Porch

Large driveway set back from the main road, Doubled Glazed French doors leading into the entrance porch.

Entrance Hall

Spacious hallway with doors leading to the kitchen/living room and the three bedrooms.

Lounge

21' 7" x 13' 8" max (6.58m x 4.17m max)

With a double glazed window to the side aspect with field views, large double glazed window to rear overlooking the conservatory, a radiator and double glazed French doors giving access through to the conservatory.

Kitchen Area

10' 10" x 14' 2" (3.30m x 4.32m)

Open Plan to the lounge starting in the kitchen and passing through to the rear, featuring a sink with mixer tap, space for a fridge freezer, oven, electric hob, plumbing for a washing machine, extractor fan with storage cupboards housing the boiler. This modern kitchen also benefits from a tiled floor, with a double glazed Velux window making a light and airy space. Breakfast bar area attached to the kitchen but separating the open plan living area to the lounge.

Bedroom One

12' 11" x 13' 8" Inc the bay (3.94m x 4.17m Inc the bay)

Large double room to the right as you walk in the property. Triple glazed bay window to the front aspect with a tiled floor, and a radiator.

Bedroom Two

13' 9" Incl the bay x 13' 1" (4.19m Incl the bay x 3.99m)

Another great double bedroom with triple glazed window to the front aspect, tiled floor and a radiator.

Bedroom Three

11' x 10' 9" max (3.35m x 3.28m max)

Another good sized bedroom with dual aspect double glazed windows to the rear and side aspects, tiled floor and a radiator.

Family Bathroom

Comprising of a walk-in shower with a built-in radio, wash hand basin, low level WC, and a double glazed velux window bringing a lot of light to the room. Also, there is loft access which has insulation but not boarded.

General Description Outside

Approaching the property to the front there is a large driveway, enough for multiple cars, field views to the rear and side with a single detached garage to the side of the property. The spacious long rear garden is fully lawned and perfect for entertaining.



view this property online williamhbrown.co.uk/Property/GST112450



welcome to

Kew Lodge Nottingham Road, Barrowby GRANTHAM

- Detached Bungalow
- Modern Feel Throughout
- Open Plan Living Accommodation
- Well Presented
- Three Double Bedrooms

Tenure: Freehold EPC Rating: Awaiting

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST112450



Property Ref:
GST112450 - 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 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.

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.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk