



Kestrel Barn, Earls Place, Harrowby, Grantham NG31 9HF

welcome to

Kestrel Barn, Earls Place, Harrowby, Grantham

GUIDE PRICE £425,000 - £450,000 - Chain Free Sale - Stunning executive, four bedroom stone built barn conversion with modern interior and design, while maintaining original features. Located on the outskirts of Grantham with fantastic access to the train station and local amenities.



Entrance Hall

Main entrance door leading into the hallway, with decorative panelling to the walls, solid wood floor, staircase rising to the first floor landing, beams to the ceiling and doors giving access to the cloakroom, kitchen and lounge.

Cloakroom

6' 4" x 3' 8" (1.93m x 1.12m)

Comprising of a vanity sink unit and low level WC. Window to the front elevation and extractor fan. Decorative shelving, ceramic floor and beams to the ceiling.

Lounge

19' 5" x 13' 6" (5.92m x 4.11m)

This family lounge has a window to the front elevation with deep reveal and Heritage French doors opening to the rear garden. Feature beams to the ceiling, solid oak flooring with underfloor heating, power point fitted for wall mounted TV and data point.

Decorative feature fireplace with electric log burner (available by separate negotiation)

Heritage fresh windows and doors are made of wood

Dining Kitchen

15' 2" x 12' 1" (4.62m x 3.68m)

This beautiful dining kitchen boasts a range of high gloss wall and base units, with white quartz worktops over to include a central island. Inset one and a half sink unit with drainer and mixer tap. Built in electric oven, with induction hob and extractor fan.

Integrated appliances to include wine cooler, fridge, freezer and dishwasher. Access to a full height storage cupboard beneath the staircase. Oak flooring with underfloor heating, decorative wood panelling and Heritage French doors opening out to the rear patio incorporating thermal blinds. The boiler is also located in this room and for convenience there is a data point added for TV/internet.

Heritage fresh windows and doors are made of wood

First Floor Landing

Beams to the ceiling with Velux skylight to the front aspect, access to the airing cupboard housing the hot water cylinder, and a radiator. Stair case rising to the second floor landing.

Master Bedroom

12' 1" x 9' 7" (3.68m x 2.92m)

This double bedroom has a window to the front elevation with deep reveal, power point fitted for wall mounted TV and data point, radiator, downlights and beams to ceiling.

En-Suite

7' 5" x 6' 11" (2.26m x 2.11m)

With skylight windows, comprising of shower cubicle with mains shower, wash hand basin and low level WC. Extractor fan, heated towel rail, ceramic tiled floor, beams and downlights to the ceiling.

Bedroom Two

10' 1" x 9' 7" (3.07m x 2.92m)

This double bedroom has a window to the front elevation with deep reveal, power point fitted for wall mounted TV and data point, radiator, downlights and beams to ceiling.

Bedroom Three

10' 1" x 9' 9" (3.07m x 2.97m)

This double bedroom has a window to the rear elevation with deep reveal, power point fitted for wall mounted TV and data point, radiator, downlights and beams to ceiling.

Family Bathroom

8' 1" x 7' 5" (2.46m x 2.26m)

Beautifully designed including a four piece white suite comprising of panel bath, double width walk-in shower facility, wash hand basin and low level WC. Extractor fan, heated towel rail, vaulted ceiling with downlights, beams, Velux skylight to the rear aspect and ceramic tiled floor.

Second Floor Landing

Velux windows to the rear elevation, radiator and spacious laundry area with further storage accessible in the eaves.

Bedroom Four

11' 9" x 10' 3" (3.58m x 3.12m)

This double bedroom has a Velux window to the rear elevation, radiator and storage areas within the eaves. Power point fitted for wall mounted TV and data point.

Laundry Room

This spacious laundry room with a slope ceiling (restricted head height) provides base level units with wooden worktops over, space for appliances and access to eaves storage.

Shower Room

Three piece suite comprising of double width shower cubicle, wash hand basin and low level WC. Velux windows to the rear elevation, ceramic tiled floor and a heated towel rail.

General Description Outside

To the front of the property, the garden is gravelled for easy maintenance with a decorative shaped pathway leading to the front door. Having three allocated parking spaces and benefits from an EV charger

The rear garden has a beautiful large paved patio area of Indian stone ideal for outside dining, dwarf wall and two steps leading up to the main garden which has been landscaped and designed by the current owner. Boasting a great variety of plants and central feature paved area with feature arch with climbing clematis, decorative trellis along the walls for climbing plants, electric socket, external water taps front and back with the added benefit of security lighting and a small shed.

There is also further off-road parking for two vehicles immediately in front of the property over the driveway, with concealed bin store area.



view this property online williamhbrown.co.uk/Property/GST112502



welcome to

Kestrel Barn Earls Place, Harrowby Grantham

- STUNNING BARN CONVERSION
- Modern Dining Kitchen
- Four Double Bedrooms, En-Suite to Master and Spacious Shower Room
- Three Allocated Parking Spaces
- Stone Built Property with Landscaped Gardens

Tenure: Freehold EPC Rating: B

guide price

£425,000 - £450,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GST112502](https://www.williamhbrown.co.uk/Property/GST112502)



Property Ref:
GST112502 - 0005

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](https://www.williamhbrown.co.uk)