



The Barn, Earls Place Hall Lane, Grantham NG31 9HA

welcome to

Barn 8, Earls Place Hall Lane, Grantham

Stunning 4 Bedroom Barn Conversion offers luxury living with a contemporary twist. Finished to an exceptional standard throughout, the property features a spacious open plan dining, kitchen & lounge area - perfect for modern family life & entertaining guests

GUIDE PRICE £510,000-£520,000



Entrance Hall

12' x 5' 7" (3.66m x 1.70m)

Through a door at the front of the property, this entrance hall has doors into the cloakroom, lounge and kitchen.

Cloakroom

6' 4" x 5' 4" (1.93m x 1.63m)

With a floating sink with storage underneath and tile splashback, low level WC, heated towel rail, skylight window, and tiled flooring.

Lounge

13' 4" x 18' 3" (4.06m x 5.56m)

Beautiful light and airy room with French doors leading out to a patio area, window to the side aspect, a high sloped ceiling with downlighters and wooden effect flooring. Doors leading into the kitchen and rear hallway.

Kitchen

11' 1" x 18' 3" (3.38m x 5.56m)

This stunning sleek kitchen features a range of modern handleless grey gloss units to both the floor and eye level. Inset sink and integrated appliances, double oven, induction hob with extractor hood above. High slightly sloped ceiling with downlighters and two double skylights, tile effect flooring and door leading into the utility room.

Utility Room

6' 5" x 6' 9" (1.96m x 2.06m)

Spacious utility room with the same modern grey handleless gloss units to both the floor and eye level with worktops over. Integrated appliances, inset sink with mixer tap, high slight sloped ceiling with skylight, tiled flooring and extractor.

Rear Hallway

With wood effect flooring, downlighters and two skylights to the ceiling. Doors leading to the bedrooms, bathroom and storage cupboard.

Master Bedroom

16' max x 11' 4" (4.88m max x 3.45m)

Light and airy double room with a dressing area, wood effect flooring, French doors leading out onto a patio area and window, hatch access to the loft, downlighters to the ceiling and door leading into the en-suite.

En-Suite To Master

9' 5" x 5' 9" (2.87m x 1.75m)

Featuring a double shower cubicle, floating sink with storage, low level WC, shaver point, fully tiled with a heated towel rail and skylight to the ceiling.

Bedroom Two

17' 6" max x 12' (5.33m max x 3.66m)

Lovely double room with wood effect flooring, high ceiling with downlighters, door leading out to the side aspect with window and door leading into the en-suite.

En-Suite

5' 7" x 8' 5" (1.70m x 2.57m)

Featuring a double shower cubicle, floating sink with storage, low level WC, shaver point, fully tiled with a heated towel rail and skylight to the ceiling.

Bedroom Three

9' 1" x 12' 4" (2.77m x 3.76m)

Double room with wood effect flooring, window and door leading out to the side aspect.

Bedroom Four

11' 8" x 8' 8" (3.56m x 2.64m)

Double room with wood effect flooring.

Family Bathroom

8' 5" x 5' 2" (2.57m x 1.57m)

This family bathroom comprises of a bath with rainfall shower over, floating sink with storage, low level WC. Fully tiled with a heated towel rail, tile effect flooring, downlighters to the ceiling and a shaver point.

General Description Outside

Approaching the property there is plenty of gravelled off-road parking, with large lawned area and fencing. Dwarf wall with railings and steps leading down to the entrance.

Further courtyard area perfect for outside dining, relaxing or entertaining.



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welcome to

Barn 8, Earls Place Hall Lane, Grantham

- Stunning Stone Built Bungalow Barn Conversion
- Open plan Kitchen, Dining Lounge
- Utility & Downstairs W.C
- Four Bedrooms & Two En-suites
- Garen with Courtyard Areas

Tenure: Freehold EPC Rating: Exempt

guide price

£510,000 - £520,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
GST112733 - 0007

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