



Reedings Road, Barrowby, GRANTHAM NG32 1AT

welcome to

Reedings Road, Barrowby, GRANTHAM

GUIDE PRICE £315,000 - £325,000 - Beautifully presented detached bungalow in the desirable village of Barrowby. Spacious accommodation including two reception rooms, large modern kitchen, three bedrooms, bathroom and large gardens with decking and lawns. Viewing is Essential.



Entrance Porch

Entering the property through a part glazed door with side panels into the entrance porch with tiled flooring, perfect for coat and shoe storage and leads to the entrance hall via another part glazed door.

Entrance Hall

With laminate flooring, radiator, airing cupboard housing the boiler, storage cupboard, and doors leading through to bedroom one, two, kitchen, bathroom and open plan living dining room.

Dining Area

10' 1" x 17' 6" (3.07m x 5.33m)

With a window to the front aspect, laminate flooring, coving to the ceiling, radiator, and archway through to the lounge.

Lounge

10' 1" x 19' 3" (3.07m x 5.87m)

With a window to the side aspect, carpet, gas fire, coving to the ceiling, radiator and French doors with side window panel leading out to the rear decking area.

Kitchen

23' 3" x 8' 1" (7.09m x 2.46m)

Beautiful modern kitchen with a window to the rear aspect and comprising of a range of light blue units to both the floor and eye level with wood worktops over, stainless steel sink with rinser, drainer, mixer tap and white subway tile splashback. Integrated double oven, hob and extractor hood above, and space for appliances. Coving to the ceiling, radiator, laminate flooring and door leading out to the rear decking area.

Bedroom One

11' 7" x 11' 9" (3.53m x 3.58m)

With a window to the front aspect, built-in wardrobes, carpet, coving to the ceiling and radiator.

Bedroom Two

8' 9" x 9' 1" from wardrobes (2.67m x 2.77m from wardrobes)

With a window to the side aspect, built-in full length wardrobes and cupboards, carpet, and radiator.

Bedroom Three

11' 1" x 10' 8" (3.38m x 3.25m)

Versatile room with a window to the rear aspect, built-in unit and cupboards, radiator, laminate flooring and door leading from the kitchen.

Shower Room

With a window to side aspect, shower cubicle, vanity sink unit with plenty of storage, low level WC, fully tiled walls and flooring, spotlights in the ceiling, and radiator.

General Description Outside

Approaching the property to the front with hedging and large block paved driveway, and lawn to the side. Detached single garage, and gated access through to the rear garden.

The large rear garden boasts a good sized raised decking area, perfect for outside dining and entertaining with steps leading down to a paved patio area. Lawn with mature trees, shrubs and plants, boasting a summerhouse and shed.



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Reedings Road, Barrowby GRANTHAM

- Detached Bungalow
- 'Move in Ready' Condition
- Three Bedrooms
- Boasting Solar Panels (Owned)
- Substantial Plot with Driveway and Gardens

Tenure: Freehold EPC Rating: A
Council Tax Band: C

guide price

£315,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112108 - 0004

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