

51, The Goldcrest, Barrowby Place, Grantham, NG31 8AE

## welcome to

# The Goldcrest Barrowby Place, Grantham

- PLOT 51 THE GOLDCREST
- THREE BED SEMI DETACHED HOUSE WITH GARAGE & GARDEN
- SHARED OWNERSHIP PROPRETY PRICE SHOWN BASED ON 75% SHARE -AVAILABLE AT 10%-75% SHARE
- KITCHEN DINER WITH INTEGRATED OVEN, HOB & EXTRACTOR
- SPACIOUS LOUNGE WITH PATIO DOORS TO THE REAR GARDEN

Tenure: Freehold EPC Rating: Exempt

£72,500

#### **Entrance Hallway**

The entrance hallway features a convenient W.C, useful storage cupboard & provides access to both the Kitchen Diner & the Lounge

#### W.C

The W.C is fitted with a contemporary white two-piece suite comprising a wash hand basin & WC, complemented by stylish vinyl flooring

#### Kitchen Diner

9' 10" x 14' ( 3.00m x 4.27m )
The kitchen features a stylish Dove Grey shaker-style design by Jelson Homes, complete with integrated oven, hob, and extractor. A White Sparkle Grain laminate worktop and coordinating splashback add a modern touch, while a stainless steel sink with mixer tap provides practicality. There is space for a fridge freezer and washing machine, and the room is finished with durable vinyl flooring.

#### Lounge

17' 5" x 12' 6" (5.31m x 3.81m)
A spacious lounge with window & patio doors to the rear, allowing plenty of natural light to flow through. The room also includes a TV point, making it perfect for relaxing.

#### Landing

Giving access to all 3 bedrooms, family bathroom & storage cupboard

#### **Bedroom One**

10' x 17' (  $3.05m \times 5.18m$  ) A spacious master bedroom featuring windows to the side & rear over looking the rear garden

#### **Bedroom Two**

10' x 13' 6" ( 3.05m x 4.11m ) Having a window to the front aspect

#### **Bedroom Three**

7' 2" x 11' 8" ( 2.18m x 3.56m ) Having a window to the rear aspect overlooking the rear garden

### **Family Bathroom**

The family bathroom is fitted with a contemporary three-piece suite comprising a bath with sleek shower screen, wash basin, and WC, all complemented by modern chrome taps. Stylish floor-to-ceiling tiling surrounds the bath, with a tiled splashback to the wash basin and windowsill. The room is finished with practical vinyl flooring for a clean, modern look

#### **Exterior**

To the front, the property features a landscaped garden creating a welcoming entrance. The fully enclosed rear garden is laid to lawn and bordered by timber fencing, offering a safe and private outdoor space. A driveway provides off-road parking & garage. Additional features include PIR sensor lighting to the front and rear, and a mains-powered doorbell for added convenience and security







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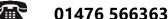
# Property Ref:

GST113391 - 0008

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Grantham@williamhbrown.co.uk

63 High Street, GRANTHAM, Lincolnshire, NG31 6NN





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