



Barrowby Gate, GRANTHAM NG31 7LT

welcome to

Barrowby Gate, GRANTHAM

Selling with 'NO CHAIN' - Beautiful detached family house on the very desirable Barrowby Gate. This beautiful home offers spacious accommodation throughout offering two reception rooms, five bedrooms, double driveway and garage. Presented throughout to a high standard.



Entrance

Entering the property to the front into the entrance hall with wood flooring, storage cupboard and access to the downstairs cloakroom.

Downstairs Cloakroom

With a window to the side aspect, this cloakroom comprises of a wash hand basin, low level WC and tiling to both the walls and floor.

Lounge

19' 2" x 11' 7" (5.84m x 3.53m)

With a window to the front aspect, feature fireplace with wood surround and inset electric fire, carpet, radiator and French doors leading out to the garden.

Dining Room

12' 6" x 10' 9" (3.81m x 3.28m)

With a window to the rear aspect, carpet and a radiator.

Kitchen

12' 6" x 10' 4" (3.81m x 3.15m)

Beautiful modern kitchen which has a window to the rear aspect and having a range of grey units to both the floor and eye level with worktops over, stainless steel sink, drainer and mixer tap. Integrated electric oven, hob with extractor hood above, built-in dishwasher, space for a fridge freezer, tiling to both the walls and floor and a radiator.

Utility Room

12' 8" x 5' 7" (3.86m x 1.70m)

With a window to the rear aspect and having grey units with worktop over, space for a washing machine and tumble dryer. Tiling to the floor.

First Floor Landing

With a window to the side aspect, carpet, storage cupboard and access to all the bedrooms and family bathroom.

Principal Bedroom

12' 7" x 9' 5" (3.84m x 2.87m)

This principal bedroom has a window to the rear aspect and benefits from a built-in wardrobe, carpet, radiator and door leading into the en-suite.

En-Suite Shower Room

Comprising of a shower cubicle, wash hand basin, low level WC, tiling to both the walls and floor.

Window to the side aspect and heated towel rail.

Bedroom Two

14' x 9' 1" (4.27m x 2.77m)

Another double bedroom with a window to the front aspect, built-in wardrobe, carpet and radiator. Sloping ceiling (restricted head height).

Bedroom Three

11' x 11' 9" (3.35m x 3.58m)

Another double bedroom with a window to the rear aspect, built-in wardrobe, carpet and a radiator.

Bedroom Four

10' 8" x 7' 7" (3.25m x 2.31m)

With a window to the front aspect, carpet and a radiator.

Bedroom Five

12' 7" x 5' 4" (3.84m x 1.63m)

With a window to the rear aspect, carpet and a radiator.

Family Bathroom

With a window to the side aspect and comprising of a bath, shower cubicle, wash hand basin, low level WC, radiator and an airing cupboard.

General Description Outside

To the front of the property there is a double block paved driveway leading to a double garage, lawn to the side with hedge surrounding. Gated side access to the rear garden.

The rear garden features a patio area perfect for outside dining and entertaining, lawn, borders with mature shrubs and plants, shed all enclosed by fencing.

Double garage which has power and lighting.



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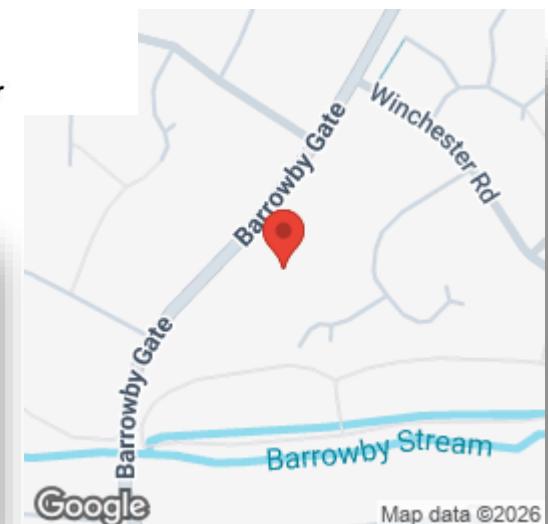
Barrowby Gate, GRANTHAM

- Detached Family House
- Two Reception Rooms
- Five Bedrooms
- Beautifully Presented Throughout
- Double Driveway and Double Garage

Tenure: Freehold EPC Rating: C

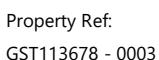
Council Tax Band: E

£480,000



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The Property
Ombudsman

Property Ref:
GST113678 - 0003

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