



Hedgefield Road, Barrowby, Grantham NG32 1TA

welcome to

Hedgefield Road, Barrowby, Grantham

Beautiful detached family house in a desirable village location. Benefitting from modern spacious accommodation which includes a large conservatory, three bedrooms, driveway and garage. Gardens to the front and rear. Viewing is essential to appreciate what's on offer, call us on 01476 566363 to view



Entrance

Entering the property to the side through a part glazed door into the entrance hall, staircase rising to the first floor landing and access through to the lounge and dining room.

Lounge

15' 9" x 10' 9" (4.80m x 3.28m)

With two windows to the front aspect, feature fireplace with white surround, hearth and inset electric fire. Carpet, radiator and coving to the ceiling.

Dining Room

10' 8" x 8' 7" (3.25m x 2.62m)

Good sized dining room with a radiator, carpet, patio doors leading into the conservatory and doorway access into the kitchen.

Conservatory

16' 9" x 9' 8" (5.11m x 2.95m)

Additional living space this large conservatory features wood effect flooring, a radiator, lighting and power with with doors giving access into the rear garden.

Kitchen

10' 8" x 6' 7" (3.25m x 2.01m)

With a window to the rear aspect and having a range of white units to both the floor and eye level with dark worktops over, one and a half bowl stainless steel sink, drainer, mixer tap and tile splashbacks. Integrated electric oven, hob and extractor hood above, space for a washing machine, and fridge freezer, vinyl flooring and access into the pantry.

First Floor Landing

The first floor landing features a storage cupboard, carpet, hatch access to the loft and door access into the bedrooms and family bathroom.

Bedroom One

10' 7" x 8' 8" (3.23m x 2.64m)

With a window to the rear aspect, and featuring built-in wardrobes and storage, carpet and a radiator.

Bedroom Two

11' 1" x 8' 2" (3.38m x 2.49m)

With a window to the front, built-in storage, carpet and a radiator.

Bedroom Three

8' x 7' 8" (2.44m x 2.34m)

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

Family Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)

Modern bathroom with a window to the rear aspect, and comprising of a P-shaped bath with shower over, vanity sink unit, low level WC, partial tiling to the walls, heated towel rail and tiling to the floor.

General Description Outside

The front of the property provides a lawn, shrub border and hedge. Driveway to the side provides off-road parking for a couple of vehicles leading to a single garage. Access through to the rear garden. The rear garden features a good sized paved patio area, perfect for outside dining and entertaining, mainly laid to lawn with some mature shrubs and enclosed by fencing.

Single garage with an up and over door, power and lighting.



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welcome to

Hedgefield Road, Barrowby Grantham

- Detached Family House
- Three Reception Rooms
- Three Bedrooms
- Modern Throughout
- Driveway, Garage and Gardens

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

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113756 - 0003

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