



**Linden House 14a Manor Road, Barrowby,  
Lincolnshire, NG32 1BB**

**Guide Price £775,000**

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 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

An exciting opportunity to purchase a really interesting, individual, detached, well proportioned family home, originally commissioned by the current vendors to a timber framed Scandia Hus design, creating a fantastic level of accommodation lying in the region of 3,200 sq.ft. and occupying a simply stunning plot which lies just in excess of 0.6 of an acre.

The property is particularly versatile in it's layout, potentially offering up to five double bedrooms, one of which is currently utilised as a generous reception space above the garaging but could, potentially, be converted to provide annexe style facilities, perfect for extended families or teenagers. This area of the house is separate accessed and could therefore also provide a fantastic office or studio space.

The main house offers some interesting elements, ahead of it's time with high quality, triple glazed timber casement windows, electric heating photovoltaic roof panels, high ceilings and window openings, deep skirting and cornicing and solid wood internal doors.

The property also offers many "grand" elements including it's attractive approach with open portico front and double entrance doors leading through into a particularly impressive entrance hall with high vaulted ceiling, flooded with light with inset skylights, and a central, Georgian esque split level staircase which rises to an attractive galleried landing above. The accommodation comprises four main receptions as well as a large, open plan living/dining kitchen which leads through into a garden room at the rear that benefits from a westerly aspect. In addition there is a well proportioned sitting room with attractive fireplace, dining room, separate home office, utility and two ground floor cloak rooms. To the first floor there are four double bedrooms, the master benefitting from ensuite facilities, and separate family bathroom.

Accessed from the house is a substantial garage block providing both a large double garage with attached workshop and annexe/studio room above.

As well as the internal accommodation the property

occupies a beautiful, established, well proportioned plot lying in the region of 0.6 of an acre having a considerable level of off road parking and gardens to all sides. In addition the property offers a good deal of privacy to the rear as well as a favourable south to westerly aspect.

The property comes to the market with no upward chain with viewing coming highly recommended to appreciate both the location and accommodation on offer.

### **BARROWBY**

Barrowby is a thriving village well equipped with local amenities including a primary school, public house, local shop and butchers. The village lies close to the A52 and A1 providing good road access and is a short drive from the market town of Grantham from where there are trains to Kings Cross in just over an hour. There are also excellent shopping facilities in Grantham and grammar schools.

AN ATTRACTIVE CANOPIED PORTICO WITH RAISED FLAGGED STEP LEADS TO AN IMPRESSIVE DOUBLE DOOR ENTRANCE AND, IN TURN, INTO:

### **MAIN ENTRANCE HALL**

19'8" x 13'2" (5.99m x 4.01m)



A stunning initial vestibule giving an impressive initial impression to the home having a high vaulted ceiling flooded with light with three inset skylights, a beautiful bespoke Georgian esque spindle balustrade, split level

staircase rising to a galleried landing above, deep skirting and architrave and two windows to the front elevation.

A pair of oak glazed doors lead through into:



## SITTING ROOM

18'4" x 18'6" (5.59m x 5.64m)



A well proportioned dual aspect sitting room, flooded with light having windows to both side and southerly elevation to the rear with sliding patio door leading onto a large terrace, the focal point to the room being an attractive marble fire surround, mantel and hearth with inset cast iron fireplace with open grate, the room having deep corniced ceiling with central rose and deep skirting.

RETURNING TO THE MAIN ENTRANCE HALL FURTHER DOORS LEAD TO:



## DINING ROOM

17' x 12'7" (5.18m x 3.84m)



A further well proportioned, versatile reception, ideal as formal dining, flooded with light, having attractive, high, deep corniced ceiling with central rose and deep skirting and three windows to the southerly side, overlooking the garden.



## KITCHEN

25'5" (excl garden room) x 12' (7.75m (excl garden room) x 3.66m)



A well proportioned, open plan, dining kitchen which also links through into a pitched roof garden room at the rear which, combined, provides over 400 sq.ft. of floor area, large enough to accommodate both living and dining spaces. The initial kitchen area is fitted with a range wall, base and drawer units with glass fronted display cabinets, having wood trimmed preparation surfaces, stainless steel twin bowl sink and drain unit, attractive Aga stove, integrated under counter fridge and dishwasher, tiled floor

and window to the front the elevation. The dining area having stripped wood flooring and two further windows to the side.

A large open doorway leads through into:



## GARDEN ROOM

14'3" x 11'10" (4.34m x 3.61m)



A versatile reception creating a fantastic, light and airy sitting room with attractive tongue and groove pitched ceiling, inset skylights, windows to three elevations and French doors leading out into the rear garden.

RETURNING TO THE KITCHEN A FURTHER DOOR LEADS THROUGH INTO:



### L SHAPED UTILITY ROOM

14' max x 12'11" (4.27m max x 3.94m)



A useful, well proportioned space that provides a second kitchen having attractive Aga stove, a range of wall and base units, a generous run of preparation surfaces, one with inset stainless steel twin drainer sink, access to loft space above, window overlooking the rear garden and exteriors to the front and rear.

A further door gives access into:



### GROUND FLOOR CLOAK ROOM

5'11" x 3'10" (1.80m x 1.17m)



Having a two piece suite comprising close coupled WC and wall mounted washbasin and window to the side.

Returning to the utility room a further open doorway leads through into:

### INNER LOBBY

GIVING COURTESY ACCESS INTO THE DOUBLE GARAGE AND A SECONDARY STAIRCASE RISING TO AN ANNEXE ROOM ABOVE

### ANNEXE ROOM

30'9" max x 17'10" (9.37m max x 5.44m)



A superb space offering almost 550 sq.ft. of floor area that has been utilised as a snooker/games room/entertaining space but potentially would make a substantial fifth bedroom with potential (subject to necessary consent) to provide further ensuite facilities and create a superb suite either for teenagers or guests, the room having windows to three elevations with dormer windows to the front and access to loft space above.



## DOUBLE GARAGE

20'11" deep x 18' wide (6.38m deep x 5.49m wide)



Having double width electric up and over sectional door, power and light, built in work bench and shelving and window to the rear.

A further door leads into an attached:



## WORKSHOP

20'10" x 8'8" (6.35m x 2.64m)

Having courtesy door to the front, window to the rear and further sectional, up and over door, making it ideal for the storage of garden equipment or motorbikes, perfect for the enthusiast requiring additional workshop space.

RETURNING TO THE MAIN ENTRANCE HALL AN OPEN ARCHWAY LEADS THROUGH INTO:

## INITIAL CLOAKS AREA

5' x 3'7" (1.52m x 1.09m)

Having cloaks hanging space and high corniced ceiling.

Further doors leading through into:

## GROUND FLOOR CLOAK ROOM



## STUDY

10'6" x 9'3" (3.20m x 2.82m)



A really useful reception, ideal as a home office perfect for

today's way of working, having two windows to the front elevation, the room fitted with a range of integrated storage with low level drawer units, a built in shelf cupboard, study surface, deep skirting and high corniced ceiling.

RETURNING TO THE MAIN ENTRANCE HALL AN IMPRESSIVE, SPLIT LEVEL SPINDLE BALUSTRADE STAIRCASE RISES TO:

## GALLERIED LANDING

27'7" x 7' (8.41m x 2.13m)



Flooded with light having three skylights to the pitched ceiling, deep cornicing, access to loft space above, attractive deep skirting and architrave. A pull down timber ladder gives access to the loft space above, having light and being part boarded to provide a useful storage space in the eaves and houses the control panel for the photovoltaic system.

Further doors leading to:

### BEDROOM 1

15'10" x 13'10" max into wardrobes (4.83m x 4.22m max into wardrobes)



A well proportioned double bedroom benefitting from ensuite facilities as well as a delightful aspect into the rear garden, the room fitted with a run of integrated furniture with full height wardrobes and having deep corniced ceiling and windows to two elevations.

A further door leads through into:



### ENSUITE BATH/SHOWER ROOM

9'6" x 8'6" (2.90m x 2.59m)



Having a suite comprising panelled bath with centrally mounted mixer tap, separate double width shower enclosure with bifold screen and a further two piece suite comprising closed coupled WC and pedestal washbasin and window to the rear elevation.

### BEDROOM 2

15'8" x 13' max into wardrobes (4.78m x 3.96m max into wardrobes)



A further double bedroom fitted with integrated full height wardrobes, deep corniced ceiling and three windows to the front elevation.



### BEDROOM 3

12'7" max into wardrobes x 11' (3.84m max into wardrobes x 3.35m)



A further double bedroom having a dual aspect with windows to the side and rear, fitted full height wardrobes and deep corniced ceiling.



### BEDROOM 4

11'9" x 9'4" (3.58m x 2.84m)



A further double bedroom having aspect to the front with built in wardrobes, deep corniced ceiling and two windows to the front elevation.



### BUILT IN AIRING CUPBOARD

8'3" deep x 4'5" (2.51m deep x 1.35m)

Providing an excellent level of storage having a superb airing space with a range of slatted shelving and Megaflow hot water system.

### MAIN BATHROOM

9'1" x 8'6" (2.77m x 2.59m)



Having a suite comprising panelled bath, separate shower enclosure with sliding screen, close coupled WC and pedestal washbasin and window to the rear.

### EXTERIOR



The property occupies a deceptive plot, tucked away towards the end of a cul-de-sac setting, the plot being just in excess of 0.6 of an acre with gardens running to all sides, approached by a substantial gravel driveway which provides a fantastic level of off road parking having well stocked borders and, in turn, leading to the integral double



garage and workshop. The main gardens lie to the south and westerly sides, being particularly generous by modern standards with large lawned areas, well stocked perimeter borders with an abundance of trees and shrubs including a variety of fruit trees and an attractive stone and brick walled elevation to the westerly side with feather edged board fencing to the south. The rear garden offers a good degree of privacy, overlooking adjacent woodland at the rear, having a large paved terrace linking back into the main receptions and also housing an attractive timber summer house creating a pleasant feature within the garden. In addition there is various outdoor lighting and, to the southerly elevation, electric blinds.







<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-  
<https://reports.ofsted.gov.uk/>

Planning applications:-  
<https://www.gov.uk/search-register-planning-decisions>



### **COUNCIL TAX BAND**

South Kesteven District Council - Band F (tbc)

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

We are informed the property is on mains, electric, drainage and water, heating is electric, although we understand there is gas installed which fuels the range which provides hot water (information taken from Energy performance certificate and/or vendor).

The property has solar panels installed, which we are informed are in full ownership.

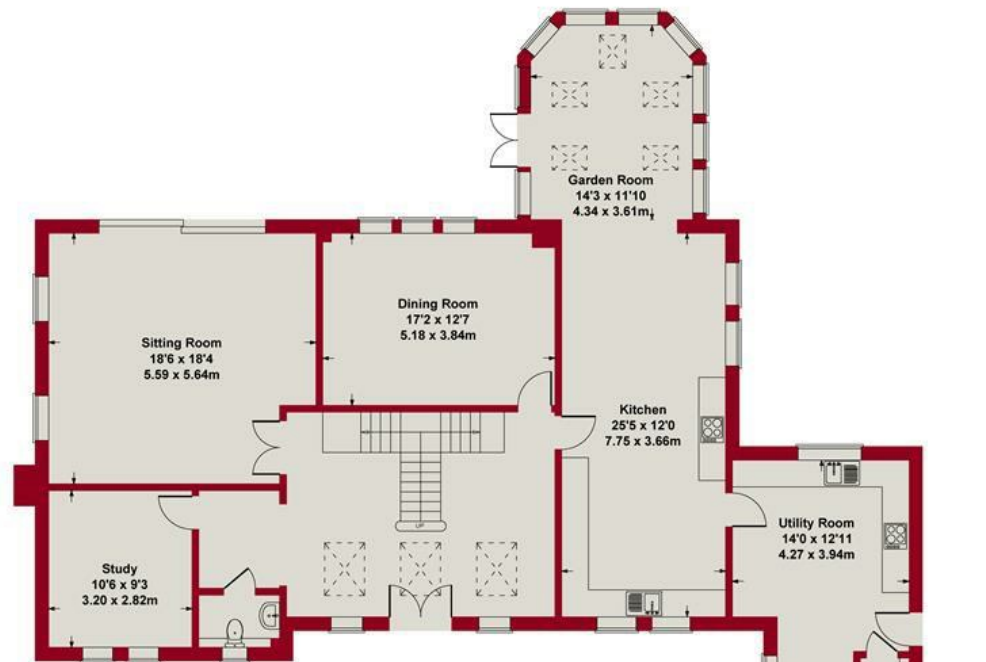
The property is timber framed

There are additional covenants within the title, for example shared responsibilities for certain boundaries.

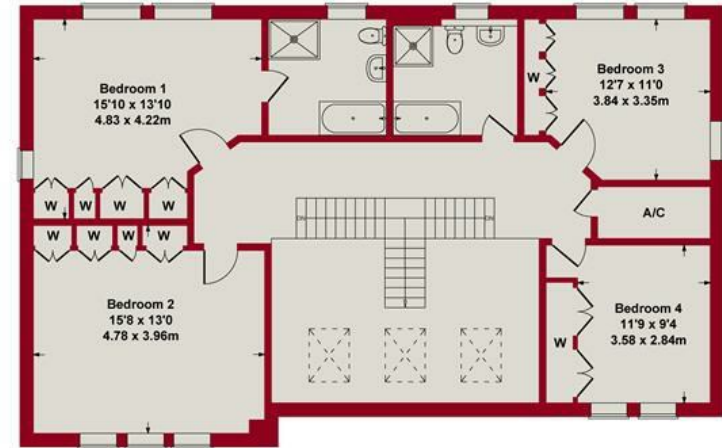
### **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

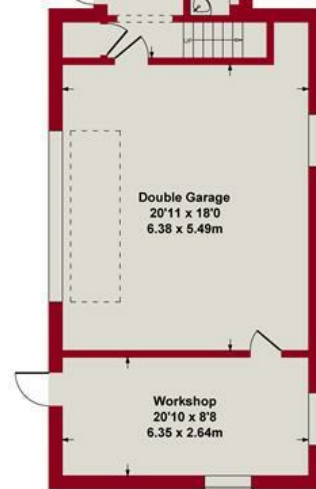
Flood assessment of an area: \_



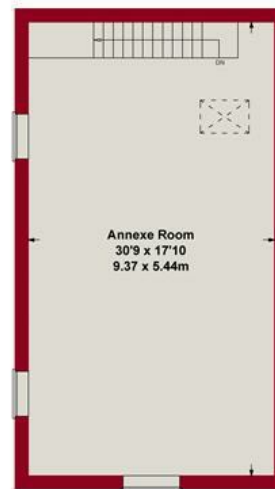
GROUND FLOOR



FIRST FLOOR



ANNEXE



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	58	79
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

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