

Pigott & Hall

RESIDENTIAL FOR SALE BY PRIVATE TREATY

3 Bedroom Detached Bungalow
57 Hurst Crescent, Barrowby, Grantham, NG32 1TE



This pleasant, detached bungalow is located in the sought-after village of Barrowby, on a good-sized corner plot, and has accommodation comprising entrance hall, kitchen, living room, conservatory, three bedrooms and a bathroom. There is ample driveway parking, a single, detached garage and good-sized but manageable gardens to the front, side and enclosed to the rear. The property further benefits gas central heating and upvc double glazing and is sold with no upwards chain.

PRICE: £245,000

Residential and Commercial Sales, Property Management and Lettings

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BARROWBY is a village and civil parish in the South Kesteven district of Lincolnshire. On the A52 main route to Nottingham and just off the A1 Trunk Road to the North and South, it overlooks the Vale of Belvoir and is 2 miles (3.2 km) west of Grantham, which has a high speed train link to London King's Cross in just over an hour. Amongst it's many features are the Grade I listed parish church, local Co op store, Public House, The White Swan, Dougie's Bistro and Barrowby Church of England Primary School which is rated Outstanding by Ofsted

A C C O M M O D A T I O N :

Approached from the pavement down the driveway to the:

ENTRANCE HALL:

with UPVC double glazed door, ceramic tiled floor, store cupboard, airing cupboard, radiator, loft access and doors, with window overlights above the living room, bathroom and bedrooms doors, to:

LIVING/DINING ROOM:

5.77m (18'11") max. x 3.23m (10'07") max. Narrowing to 2.69m (8'10")

with twin, glazed door, radiator, inset gas fire in fireplace with wooden surround and mantel, sconces and UPVC double glazed sliding door with additional security shutter leading to the:



CONSERVATORY:

Upvc double glazed on brick base with double door to the rear garden.



KITCHEN:

3.61m (11'10") x 2.41m (7'11")

with range of fitted wall and floor units, Worcester boiler, built in gas hob and electric oven, UPVC double glazed window with additional security shutter.



BEDROOM 1:
3.28m (10'09") x 2.72m (8'11") max.

with radiator, built in wardrobe and UPVC double glazed window with additional security shutter.



BEDROOM 2:
3.25m (10'08") x 2.16m (7'01")

with radiator, built in wardrobe and UPVC double glazed window with additional security shutter.



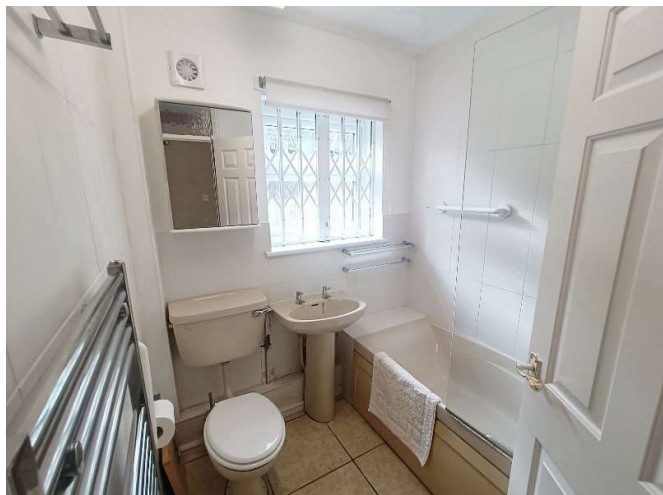
OFFICE/SMALL BEDROOM 3:
2.69m (8'10") x 1.80m (5'11")

with radiator and UPVC double glazed window with additional security shutter.



BATHROOM:
1.96m (6'05") x 1.88m (6'02")

with ceramic floor tiles and tiled wall around bath, bathroom suite comprising bath, pedestal sink and w.c., electric shower over bath, heated towel rail, extractor fan, radiator and UPVC double glazed window with additional security shutter.



OUTSIDE:

To the front is lawn and a long driveway leading to the single detached **GARAGE**, with power and lighting, and side gate to the rear garden. A ramp and stepped terraces lead to paved, lawned and gravelled areas in this private and enclosed garden. Whilst bordered by the leylandii, fencing and the garage, the garden does extend to the edge of the path at the front and along Hedgefield Road.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

SERVICES: fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. central heating, fires, hot water cylinder and cooker) referred to in this brochure operates satisfactorily. Prospective buyers and tenants must make their own enquiries & testing. There may be reconnection charges for services.

COUNCIL TAX: From the VOA website the property is classified as Band B.

EPC RATING: D66.

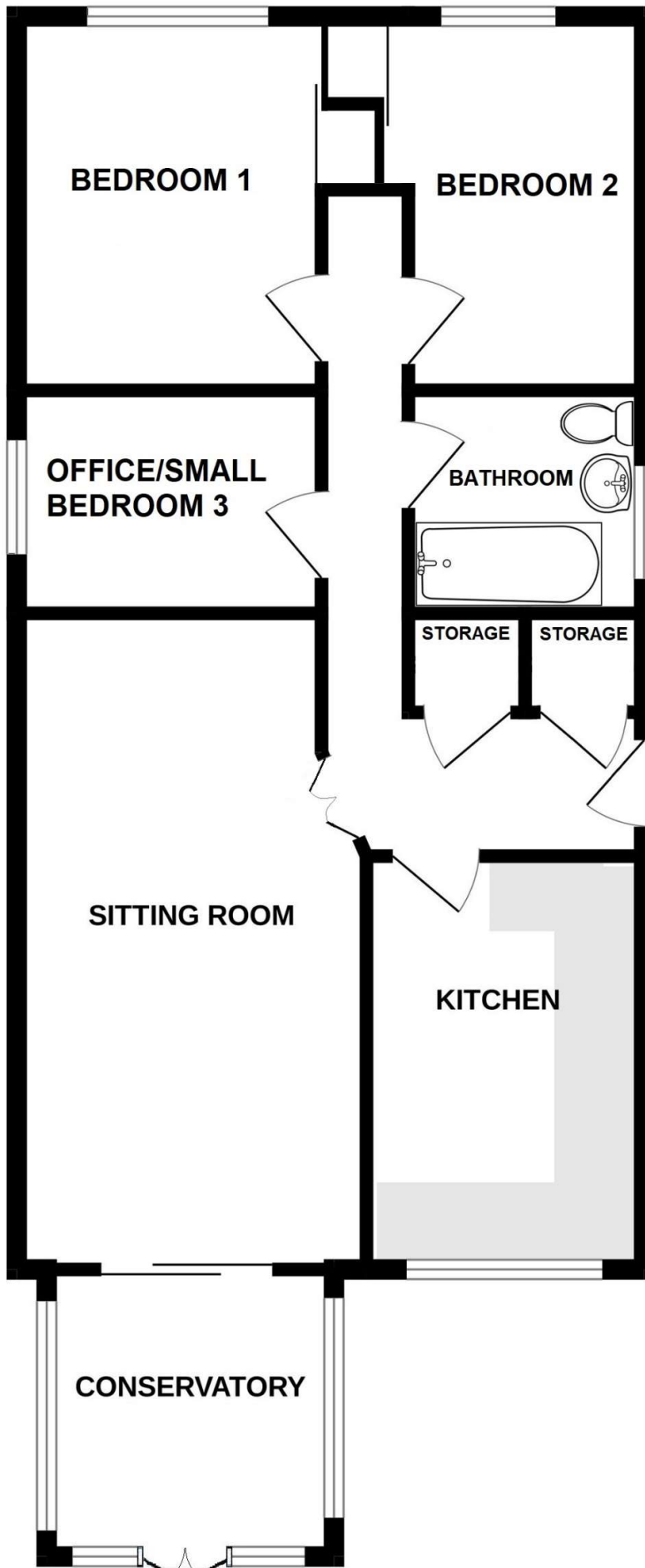
MEASUREMENTS: Whilst every care has been taken in the preparation of these particulars, the purchasers are advised to satisfy themselves that the statements contained & measurements given, if any, are correct. All measurements are approximate & given to the nearest 0.076m. (3ins.)

MONEY LAUNDERING: Money Laundering Regulations 2003: Intended purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

MISREPRESENTATION ACT: 'Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.'

POSSESSION: Vacant possession of this **FREEHOLD** property can be given upon completion.

VIEWING: By arrangements with **PIGOTT and HALL**, 38 Westgate Grantham NG31 6LY T. 01476 592550 www.pigottandhall.com



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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