

**FOR SALE**



**Main Road, Barkston**  
**Guide Price £700,000**

  
**MARTIN&CO**





## Main Road, Barkston

4 Bedrooms, 3 Bathroom

**Guide Price £700,000**

- Stylish High-Spec. Renovation From 2022
- Generous Plot Approx. 0.4 Acres
- Impressive 28ft Open Plan Kitchen
- Ground Floor Underfloor Heating
- Approx. 3300 SqFt Usable Floor Area

SUMMARY "...Perfect For Modern Family Life..."  
Virginia House, Barkston – A Unique Gated Family Home

Detached | 4 Double Bedrooms | 3 Reception Rooms  
| 2 Loft Rooms | Large Plot | Double Garage.

GUIDE PRICE: £700,000 - £735,000. Stylish 4-bed detached home offering spacious open-plan living, double garage, gated driveway, and private landscaped gardens. Located in the sought-after village of Barkston, Perfect for Modern Family Life.



AGENTS NOTE Martin & Co Grantham are delighted to present this individually designed detached home, comprehensively modernised since early 2022. Offering generous living space and high-spec contemporary finishes, the 28ft open-plan kitchen forms the heart of the home, perfect for family life and entertaining. Four large double bedrooms include a principal suite with fitted wardrobes and a stylish en-suite. Two versatile attic rooms offer additional accommodation with power, lighting, and storage. Set on a notably generous plot, the property offers an approximate total internal footprint of some 3,300 sqft including the garage and attic rooms. With mature gardens, a gated driveway, and detached double



garage, this property combines privacy and comfort in an idyllic setting.

**APPROACH** Accessed via a secure gated entrance, the property sits back from the road behind mature landscaped gardens. The private driveway splits to provide ample off-street parking and leads to a timber-framed double garage with electric doors. A decked veranda offers a welcoming outdoor space at the front entrance.

**SITTING ROOM** 28' 5" x 18' 7" (8.66m x 5.66m) An exceptionally spacious principal reception room with abundant natural light from front and rear windows and doors. Features include rustic oak-effect flooring and sliding solid oak barn style doors opening into the kitchen area for an open-plan feel.

**FAMILY DINING KITCHEN** 28' 4" x 12' 0" (8.64m x 3.66m) This triple-aspect space includes seating, dining, Quartz stone worktops, a central island with breakfast bar, and fully integrated Bosch appliances.

Oak-effect flooring continues from the sitting room for a seamless flow

**DINING ROOM** 19' 9" x 14' 0" (6.02m x 4.27m) Currently used as a games room, this flexible reception room could serve as a formal dining area.

**FAMILY/MEDIA ROOM** 19' 5" x 12' 0" (5.92m x 3.66m) This additional reception space is ideal for relaxation or media use.

**UTILITY & BOILER/CLOAKS ROOM** 10' 8" x 6' 0" (3.25m x 1.83m) Houses the hot water cylinder and underfloor heating controls. Adjacent boiler/cloakroom (6'6" x 6'3") with storage space.

**REAR HALL** 11' 5" x 5' 0" (3.48m x 1.52m) The rear hall features "French Doors" to the garden.

**GROUND FLOOR SHOWER ROOM** 7' 2" x 6' 2" (2.18m x 1.88m) Modern ground-floor shower room.



Returning to the dining/games room, stairs rise to the first floor.

LANDING Spacious L-shaped landing with front-facing windows connects to the bedrooms and bathrooms.

PRINCIPAL BEDROOM SUITE 18' 7 (inc ensuite)" x 16' 0 (max inc ensuite)" (5.66m x 4.88m) The principal bedroom (18'7" x 16'0") includes four fitted double wardrobes, bedside cabinets, and a dressing table with drawers.

ENSUITE 8' 0" x 5' 7" (2.44m x 1.7m) The en-suite offers an oversized shower, vanity unit with "waterfall" mixer tap, and heated towel rail.

ADDITIONAL BEDROOMS Three further double bedrooms (14'0 x 11'9), (12'5 x 12'1) and (12'2 (max) x 10'10 (max) each featuring oak-effect flooring

FAMILY BATHROOM 8' 5" x 7' 9" (2.57m x 2.36m) The

family bathroom includes a modern three-piece suite with bath and shower, vanity unit, concealed WC, and heated towel rail.

ATTIC ROOMS Two spacious attic rooms offer versatile additional space with boarded walls, power, lighting, storage, and natural light from skylights and windows.

OUTSIDE Set on a generous, level plot, the mature, well-stocked gardens offer excellent privacy and a large central lawn. The gated driveway provides ample off-street parking and access to a timber-framed double garage with electric doors. To the rear, a very substantial area currently used as a family entertainment space-offers a fantastic blank canvas, ideal for a range of uses and ready to be tailored to the needs and vision of the new owners.

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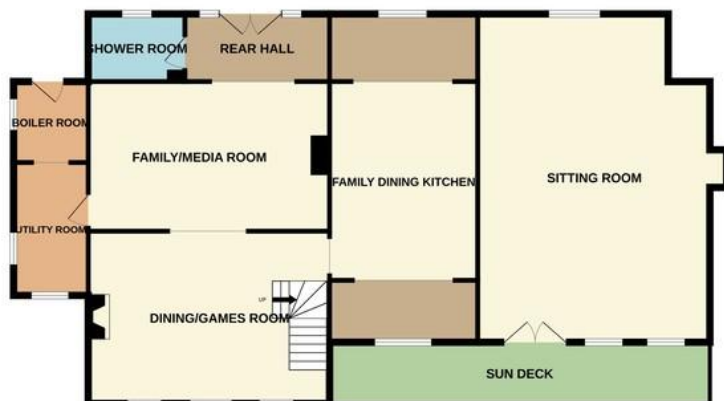
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	



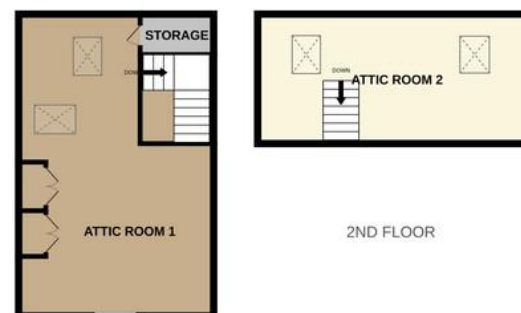




GROUND FLOOR



1ST FLOOR



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