



2 Carmarthen Close,
Grantham. NG31 8TX



Guide Price £390,000 to £400,000

- Detached Family Home
- Corner Plot Position
- Lounge
- Dining Room
- Office/Playroom
- Four Double Bedrooms
- Bathroom & En Suite
- Sought After Location
- Double Garage
- Freehold - Energy Rating C



Located on the sought after Barrowby Lodge Development you will find this beautifully presented and spacious family home that has been loved by the current owners for over 20 years. The property occupies a good corner position and has accommodation that comprises of Entrance hall, Lounge, Dining room, Office/Playroom/Snug, Kitchen with breakfast bar, Cloakroom, FOUR DOUBLE BEDROOMS master with En-suite and family Bathroom, Outside there are front and side lawns and a driveway leading to a DETACHED DOUBLE GARAGE. A pedestrian gateway leads to the rear garden which is mainly laid to lawn with 2 patio seating areas and a delightful summerhouse. Internal viewing is essential to appreciate the quality of the living space and overall care the property has received from the present owners during the years of their ownership.

ACCOMMODATION

OPEN ENTRANCE PORCH

With composite part glazed entrance door and side panel.

ENTRANCE HALL

Having radiator, Karndean flooring and stairs rising to the first floor landing.





CLOAKROOM

1.58m x 1.75m (5'2" x 5'7")

With uPVC obscure double glazed window to the side aspect, wash handbasin with vanity storage beneath, low level WC., under stairs storage cupboard, tiled flooring, tiled splashbacks, radiator.

OFFICE/PLAYROOM/SNUG

2.63m x 2.79m (8'6" x 9'2")

With uPVC double glazed window to the front aspect and radiator.

LOUNGE

3.7m x 5.98m (12'1" x 19'6")

With uPVC double glazed bay window to the front aspect, attractive coal effect gas fire with feature surround and hearth, radiator. Glazed double doors lead through to the dining room.

DINING ROOM

2.75m x 3.36m (9'0" x 11'0")

With uPVC double glazed French doors to the patio area and radiator.

KITCHEN/BREAKFAST ROOM

3.37m x 5.01m (11'1" x 16'4")

Having composite half glazed door to the rear, uPVC double glazed window to the rear aspect, an extensive range of base level cupboards and drawers with matching eye level cupboards, work surfacing with inset stainless steel one and a half bowl sink and drainer with high rise mixer tap over, breakfast bar with cupboard storage beneath, space and plumbing for washing machine and dishwasher, space for tumble dryer, eye level double oven and inset gas hob with extractor over, wall mounted gas fired combination boiler, solid stone tiled floor, space for upright fridge freezer, down lighting and tiled splashbacks.

FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect, loft hatch access and airing cupboard.

BEDROOM 1

3.51m x 4.19m (11'6" x 13'8") maximum

With uPVC double glazed window to the front aspect, radiator.

EN SUITE

With uPVC obscure double glazed window to the side aspect, fully tiled walk-in shower cubicle with mains fed shower within, pedestal wash handbasin, low level WC., radiator, tiling and shaver point.

BEDROOM 2

2.86m x 4.07m (9'4" x 13'4")

With uPVC double glazed window to the front aspect, built-in wardrobe and radiator.

BEDROOM 3

2.94m x 3.3m (9'6" x 10'8")

With uPVC double glazed window to the rear aspect, built-in wardrobe and radiator.

BEDROOM 4

2.07m x 3.42m (6'8" x 11'2")

With uPVC double glazed window to the rear aspect,, built-in wardrobe and radiator.

4-PIECE BATHROOM

With uPVC obscure double glazed window to the rear aspect, fully tiled shower cubicle, panelled bath, pedestal wash handbasin and low level WC., half tiled walls, extractor fan, tiled floor and radiator.

OUTSIDE

The property occupies a corner plot with a part lawned frontage and metal rails with steps up to the front entrance door. The double garage is off to the side with ample off-road parking also and a timber gate into the rear garden. At the rear there is a patio across the full width of the property which also extends down the side of the garage. There is a lawned garden with a timber SUMMERHOUSE to one corner and established plants and shrubs to the borders. The garden has plentiful security lighting and timber fencing to the boundaries.

DOUBLE GARAGE

5.1m x 5.14m (16'7" x 16'9")

With twin up-and-over doors, security lighting, power and lighting, half glazed uPVC door to the garden.

SERVICES

Mains water, gas, electricity and drainage are connected.





COUNCIL TAX

The property is in Council Tax Band E.

DIRECTIONS

From High Street continue on to Watergate turning left at the traffic lights and proceeding over the roundabout adjacent to Asda on to Barrowby Road (A52). Follow the road taking the right turn at the roundabout on to Pennine Way, right on to Lindisfarne Way and right in to Carmarthen Close. The property is on the corner.

GRANTHAM

There are local amenities available on nearby Barrowby Gate including bus service to town and Tesco Express store and local schools and nurseries available within the area. The property is situated within the catchment area for the Poplar Farm Primary School. Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins. Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

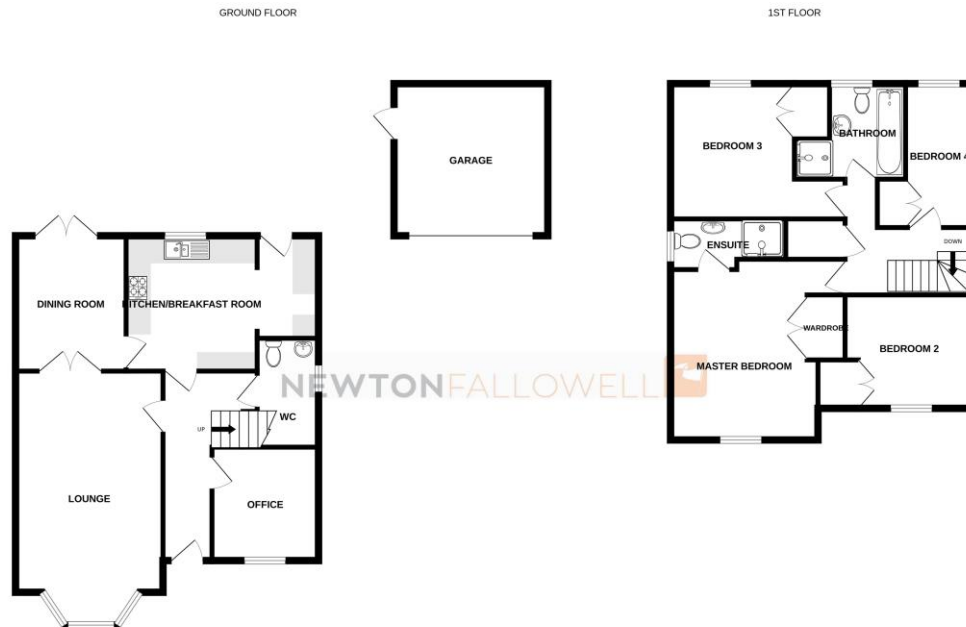
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £350 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

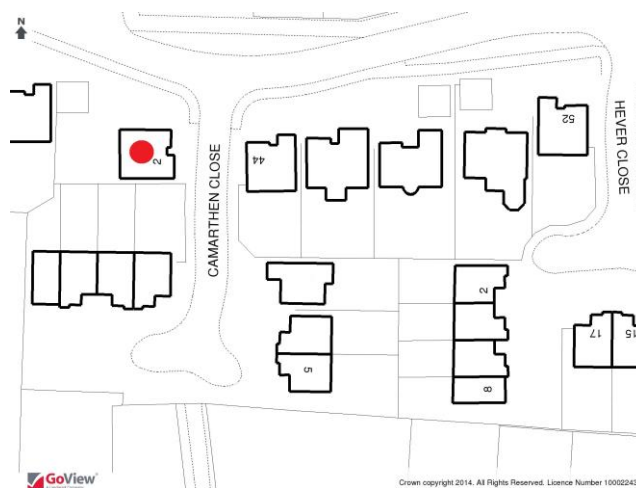
For more information please call in the office or telephone 01476 591900.



Floorplan



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.
Made with Meropix C3023



GoView

Crown copyright 2014. All Rights Reserved. Licence Number 100022432.



Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk