



43 Lindisfarne Way,
Grantham. NG31 8ST



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£510,000

- Superb David Wilson Built Home
- Generous Family Accommodation
- Reception Hall & Cloakroom
- Kitchen/Family Room
- Utility Room
- Three Reception Rooms
- Four Double Bedrooms
- Three Bathrooms
- Double Garage
- Freehold – Energy Rating C



An impressive David Wilson built detached house situated in a good position within the original Barrowby Edge development. The property has been well maintained by the present owner and includes a number of improvements to create an enviable home with plenty of space for family living. The accommodation is arranged around a central reception hall with a galleried landing above and includes a ground floor cloakroom, an attractive kitchen with an adjacent family room in open plan, utility room, lounge, dining room, study, a master bedroom with en suite dressing and shower rooms, second bedroom with an en suite shower room, two further double bedrooms and a stylish family bathroom. There is driveway parking for three to four cars and a good sized double garage. The rear garden is generally west facing and enjoys a good level of privacy. **EARLY VIEWING RECOMMENDED.**

ACCOMMODATION

COVERED PORCH

A Georgian style porch with twin stanchions.

RECEPTION HALL

2.38m x 5.00m (7'10" x 16'5")

Having staircase off to the galleried landing over, radiator, central heating thermostat, under stairs cupboard and built-in cloaks cupboard. Glazed double doors lead to the dining room.





CLOAKROOM

0.97m x 1.58m (3'2" x 5'2")

With low level WC., wash handbasin and radiator.

KITCHEN

2.83m x 3.86m (9'4" x 12'8")

Fitted to a good standard to include a comprehensive range of base cupboards with working surfaces over and matching wall cupboards, ceramic one and a half bowl inset sink and drainer with Brita filter tap, integrated double oven, 5-ring gas hob, cooker hood, integrated fridge freezer and dishwasher, wine rack, tiled splashbacks, spotlighting and uPVC double glazed window to the rear elevation.

FAMILY ROOM

2.82m x 5.23m (9'4" x 17'2")

Open-plan to the kitchen, with uPVC double glazed French doors to the garden, uPVC double glazed window to the side and rear elevation and two radiators.

UTILITY ROOM

1.57m x 2.31m (5'2" x 7'7")

Containing base cupboards with working surfaces over and wall cupboards, wall mounted gas fired boiler, space and plumbing for washing machine, extractor fan, electrical consumer unit, tiled splashbacks and half glazed composite door to the side.

LOUNGE

3.56m x 5.22m (11'8" x 17'1")

A well proportioned room with uPVC double glazed window to the front elevation and uPVC double glazed French doors to the garden, feature coal effect fire and surround, coving and two radiators.

DINING ROOM

2.76m x 4.18m (9'1" x 13'8")

Having two uPVC double glazed windows to the front elevation, radiator and coving.

STUDY

2.16m x 3.57m (7'1" x 11'8")

Having two uPVC double glazed windows to the front elevation, radiator and coving.

GALLERIED LANDING

2.53m x 4.15m (8'4" x 13'7")

Having built-in airing cupboard, loft hatch access and radiator.

MASTER BEDROOM

3.63m x 4.12m (11'11" x 13'6")

With two uPVC double glazed windows to the front elevation with distant countryside views and radiator. Archway to dressing room.

DRESSING ROOM

2.20m x 3.26m (7'2" x 10'8") maximum into wardrobes

Fitted with a full length range of fitted wardrobes and having radiator and uPVC double glazed window to the rear elevation.

EN SUITE SHOWER ROOM

1.76m x 2.36m (5'10" x 7'8")

Having a wide shower cubicle with power shower within, pedestal wash handbasin and low level WC., fully tiled walls, chrome heated towel rail, tiled floor, spotlights, extractor fan and uPVC obscure double glazed window to the rear elevation.

BEDROOM 2

2.87m x 3.85m (9'5" x 12'7")

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

EN SUITE SHOWER ROOM

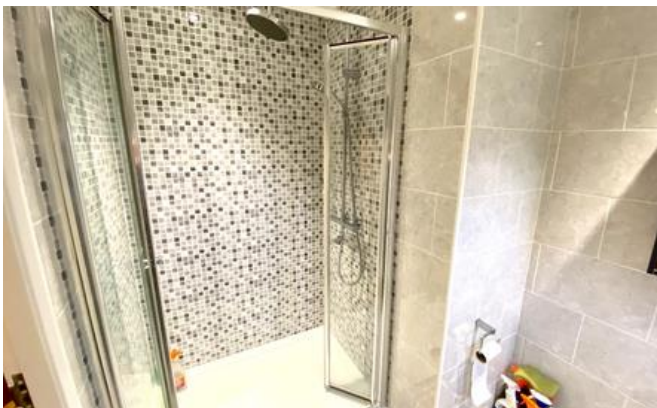
1.20m x 2.45m (3'11" x 8'0")

Having shower cubicle with power shower within, low level WC and wash handbasin, shaver point, extractor fan, half tiled walls, tiled floor and uPVC obscure double glazed window to the side elevation.

BEDROOM 3

3.22m x 3.64m (10'7" x 11'11")

With two uPVC double glazed windows to the front elevation with distant views over Grantham and open countryside beyond, built-in double wardrobe and radiator.





BEDROOM 4

2.95m x 3.32m (9'8" x 10'11")

With uPVC arched double glazed window to the front elevation with distant views, built-in double wardrobe and radiator.

FAMILY BATHROOM

2.12m x 2.40m (7'0" x 7'11")

Re-fitted with a stylish suite comprising deep roll top bath on chromed ball feet with central tap, pedestal wash handbasin and low level WC., shower cubicle with power shower, fully tiled walls, tiled floor, chromed heated towel rail, spotlights, extractor fan, shaver point and uPVC obscure double glazed window to the rear elevation.

OUTSIDE

The property stands behind a block paved front garden providing parking for up to four vehicles and there is gated side access to the rear garden, which is generally west facing and enjoys a fair level of privacy. There is a paved patio, raised patio/barbecue area, raised planters with sleeper retaining barriers, lawn and fencing to the boundaries. There is also an outside garden tap.

DOUBLE GARAGE

5.18m x 5.23m (17'0" x 17'2")

With twin up-and-over doors, door to the side, light and power connected.

SERVICES

Mains water, gas electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band E.

DIRECTIONS

The property is best approached from leaving our High Street offices via Watergate taking the left turn at the traffic lights and proceeding over the roundabout adjacent to Asda on to the A52 Barrowby Road. At the roundabout take the right turn on to Balmoral Drive. Take the next right turn into Lindisfarne Way itself and the property is on the left-hand side.

GRANTHAM

There are local amenities available on Barrowby Gate including a Tesco Express store and pharmacy and local schools and nurseries are available within the area. The property is situated within the catchment area for the Poplar Farm Primary School which is close by. 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.

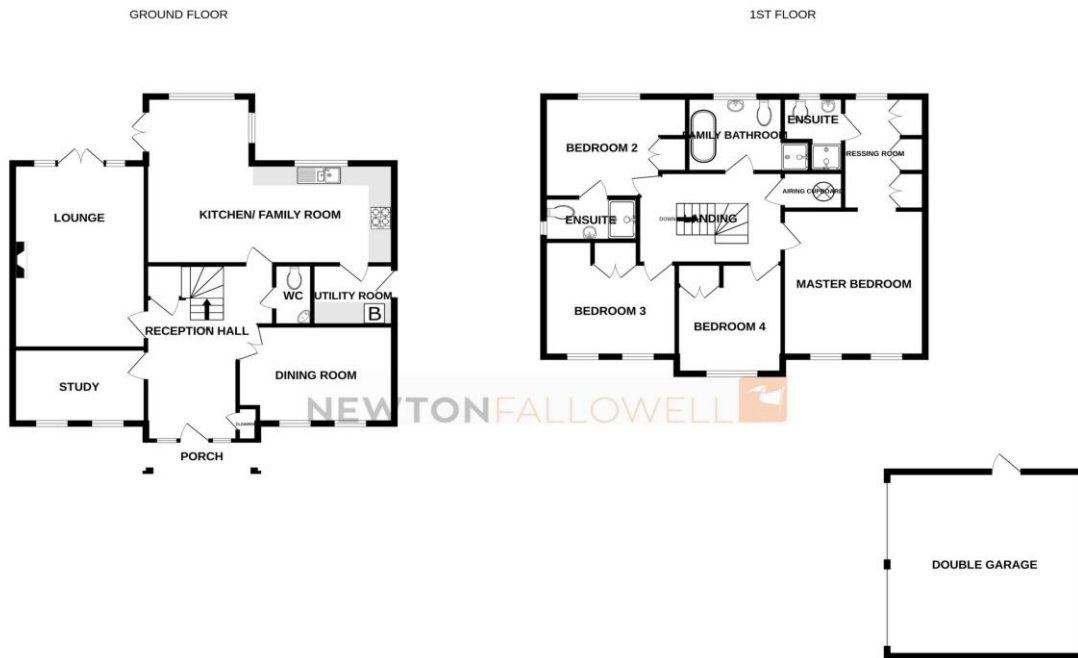
AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

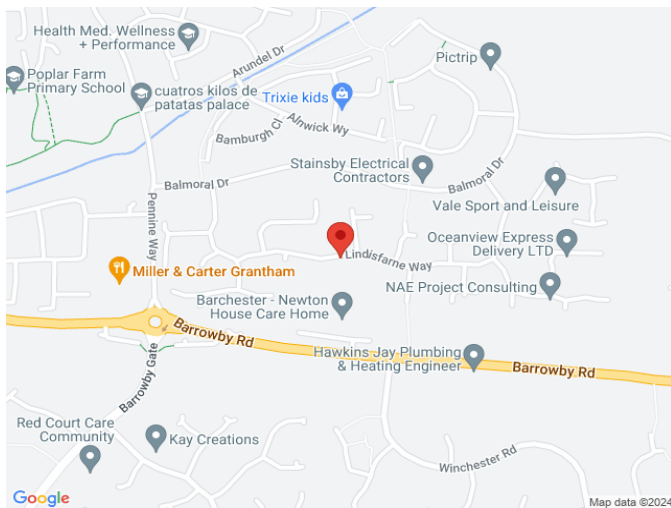
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



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.
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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.

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



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