

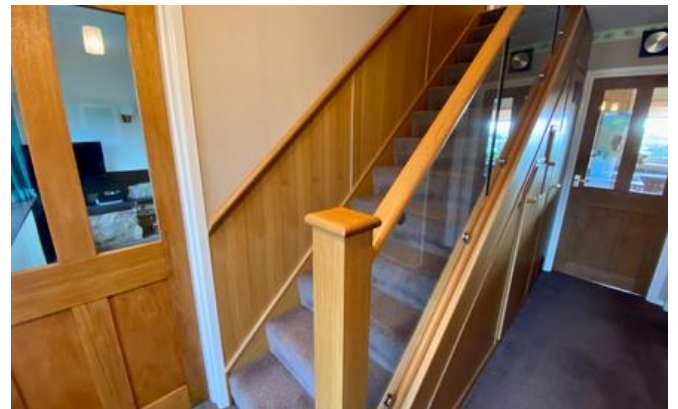


11 Whattons Close,
Sedgebrook. NG32 2EX



Offers In The Region Of £335,000

- Surprisingly Spacious
- Backs Onto Open Fields
- Ground Floor Shower Room/WC
- Kitchen & Utility
- 2 Reception Rooms & Conservatory
- 4 Bedrooms
- En Suite Shower & Family Bathroom
- Large Garage
- Freehold
- Energy Rating E



Enjoying splendid open views to the east this established modern detached house is situated on the very outskirts of a popular village just off the A52 and offers surprisingly spacious accommodation in good general order but with scope for some updating, the result of which will be an enviable family home. The accommodation briefly comprises as follows: Enclosed porch, entrance hall, ground floor shower/WC, kitchen, utility/side passage, dining room, living room, conservatory, office, FOUR BEDROOMS, an en suite shower room and family bathroom. There is a large attached garage with an electric door, driveway parking and a secure private rear garden which has recently benefitted from new decking and fencing. Heating is electric and supplemented by solar panels. Offered for sale with vacant possession and NO CHAIN.

ACCOMMODATION

ENTRANCE PORCH

2.00m x 2.25m (6'7" x 7'5")

A large enclosed double glazed entrance porch with tiled floor, cloaks hanging rail and sliding inner door to hall.

ENTRANCE HALL

1.80m x 4.20m (5'11" x 13'10")

Having stylish staircase with oak and glazed balustrade leading to the first floor, Fischer programmable electric heater, two under stairs storage cupboards.

SHOWER ROOM/WC

1.20m x 2.22m (3'11" x 7'4")

Having shower cubicle with electric shower within and white suite of low level WC and pedestal wash handbasin, tiled floor, fully tiled walls and extractor fan.





KITCHEN

3.17m x 3.25m (10'5" x 10'8")

With uPVC double glazed window to the rear aspect, a comprehensive range of light oak units comprising base cupboards with granite style working surfaces over and matching wall cupboards, breakfast bar, laminate floor, one and a half bowl Asterite sink, under cupboard lighting, built-in shelved pantry cupboard, glazed door to utility/passage, space and plumbing for dishwasher, space for slot-in cooker, extractor.

UTILITY/SIDE PASSAGE

1.37m x 9.20m (4'6" x 30'2")

Having half glazed entrance door from the front, built-in cupboard with sliding doors, fitted worktops, space for chest freezer, plumbing for washing machine, double drainer stainless steel sink, uPVC double glazed window to the rear and external glazed door to the garden.

DINING ROOM/BEDROOM 5

2.10m x 4.85m (6'11" x 15'11")

With uPVC double glazed window to the front and side elevation, Fischer programmable electric heater.

LOUNGE/DINING ROOM

3.14m x 7.21m (10'4" x 23'8")

A spacious through room with a uPVC double glazed bow window to the front elevation and wide sliding patio doors to the conservatory, two Fischer programmable electric heaters, wall lights and individual stone fireplace and hearth with side plinth and display shelf.

CONSERVATORY

3.99m x 4.00m (13'1" x 13'1")

A large conservatory providing a fantastic space to relax in, enjoying distant views over open fields towards Barrowby. Constructed of brick with uPVC double glazed units above and a polycarbonate roof, with fitted blinds, tiled flooring and tilt and turn door to the patio.

OFFICE

1.95m x 4.39m (6'5" x 14'5")

With uPVC double glazed window to the rear elevation, glazed door to the rear hall, built-in work station and security alarm control panel.

REAR HALL

Having an external glazed door and door to the garage.

FIRST FLOOR LANDING

With loft hatch and ladder giving access to boarded roof space, built-in airing cupboard.

BEDROOM 1

3.18m x 3.57m (10'5" x 11'8")

With uPVC double glazed window to the rear elevation affording distant views over open countryside to the east towards Barrowby, having built-in wardrobe cupboard and a vanity unit with recessed sink with mixer tap, mirror and cupboards and drawers below

BEDROOM 2

2.66m x 3.17m (8'8" x 10'5")

With uPVC double glazed window to the front elevation, a range of fitted wardrobes with top cupboards.

EN SUITE SHOWER

0.84m x 2.17m (2'10" x 7'1")

Containing shower cubicle with electric shower within, pedestal wash handbasin and low level Saniflow pumped WC., fully tiled walls and shaver point.

BEDROOM 3

2.66m x 3.50m (8'8" x 11'6")

Having uPVC double glazed window to the rear with countryside views and built-in wardrobe cupboard.

BEDROOM 4

2.12m x 3.20m (7'0" x 10'6")

Having uPVC double glazed window to the front elevation, shelved over stairs cupboard and second built-in cupboard with louvered timber door.

BATHROOM/WC

2.18m x 2.23m (7'2" x 7'4")

Containing a white suite comprising spa bath with electric shower and screen over, low level WC and wash basin inset to vanity unit, mirror, electric fan heater, uPVC obscure double glazed window to the side elevation, tiled floor, fully tiled walls.





OUTSIDE

There is a block paved driveway to the front leading to the garage and providing additional parking. Gated side access leads to the rear garden and a brick archway leads to a bin storage area with outside tap and power points. The rear garden forms a particular feature, backing directly onto open fields and enjoying unrestricted views to the east towards Barrowby Church. It has a covered paved patio and a large recently renewed deck and seating area with new screen fencing. The garden enjoys a high level of privacy and is generally laid to lawn with shrubs and plants. There is a timber SUMMERHOUSE and GREENHOUSE as well as a raised vegetable planter and rockery. To the side of the garage there is also a shelved POTTING SHED with power points and a useful brick STORE.

LARGE GARAGE

4.53m x 4.83m (14'11" x 15'10")

Having electric roller door, inspection pit, light and power.

SERVICES

Mains water, electricity and drainage are connected.

SOLAR PANELS

The property benefits from solar panels fitted to the rear roof and this is an owned system, thus enabling a reduction in energy costs.

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 following the road over the roundabout passing Asda on the left, on to the A52 Barrowby Road. continue out of Grantham along the A52 and take the right turn into Sedgebrook along School Lane. As the road forks to the right this is Church Lane, take the left turn in to Whattons Close.

SEDGEBROOK

Sedgebrook is a village situated just off the A52 which offers excellent road links to Grantham & Nottingham with easy access to the A1 and A46. Additional amenities can be found in the nearby village of Bottesford including primary and secondary schools, shops, doctors surgery and railway links to Nottingham and Grantham with direct links to Kings Cross London in approx 1 hour. The village of Allington has a primary school with a free bus service from Sedgebrook.

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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