



2 Dover Close, Barrowby Lodge,
Grantham. NG31 8TF



Guide Price £450,000 to £475,000

- Established Location
- Detached Family Home
- Well Presented Throughout
- Lounge with Multi Fuel Stove
- Dining Room & Study
- Breakfast Kitchen
- FIVE DOUBLE BEDROOMS
- Two En Suites
- Solar Panels
- Freehold – Energy Rating C



We are delighted to offer to the market this superbly presented and well proportioned detached family home located on the ever popular Barrowby Lodge estate and with easy access to the A52 West. The ground floor accommodation, which has Amtico flooring throughout, comprises Entrance Hall, Lounge with multi fuel burning stove, Dining Room with bandstand window, Study, Breakfast Kitchen, Utility and Cloakroom. Upstairs there are FIVE Double Bedrooms which all have either fitted or built-in wardrobes. Two of the bedrooms also come with En-Suite Shower Rooms and there is also a FOUR piece family bathroom, these are all located off a split level galleried landing which really needs to be seen to be appreciated. The property also comes with a DOUBLE GARAGE which has separate electric roller doors. The current owners have also installed solar panels which are owned, these produce electricity throughout the day and any surplus energy is sold to the National Grid.

ACCOMMODATION

ENTRANCE HALL

Having part glazed composite entrance door with tiled storm porch canopy over, Amtico tiled flooring, radiator and central staircase rising to the first floor landing.

CLOAKROOM

With uPVC obscure double glazed window to the front aspect, wash handbasin with mixer tap over, low level WC., radiator and Amtico flooring.





KITCHEN

3.07m extending to 4.16m x 4.9m (10'0" extending to 13'7" x 16'0")

With uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the garden, an excellent range of base level cupboards and drawers with matching eye level cupboards including glazed display cabinet and further unit with roller shutter door, breakfast bar, electric range cooker with 5-ring induction hob and stainless steel splashback with extractor over, work surfacing continuing into upstands with inset stainless steel one and a half bowl sink and drainer with mixer tap over, Amtico flooring, radiator and down lighting. There is also an internal door to the garages.

UTILITY ROOM

1.63m x 2.48m (5'4" x 8'1")

With composite door to the garden, work surface with inset stainless steel sink unit, space and plumbing for washing machine, eye and base level units, wall mounted Ideal Classic gas fired central heating boiler.

DINING ROOM

3.18m x 4.42m into bay (10'5" x 14'6" into bay)

With uPVC double glazed bandstand style window to the rear aspect, glazed internal double doors from the entrance hall, radiator and Amtico flooring.

LOUNGE

3.55m x 5.68m (11'7" x 18'7")

With uPVC double glazed window to the side aspect, uPVC double glazed French doors to the garden with matching full height glazed side panels, Amtico flooring, radiator and slate hearth with contemporary wood burning stove.

STUDY

With uPVC double glazed bay style window to the front aspect, radiator and Amtico flooring.

GALLERIED LANDING

With uPVC double glazed window to the front aspect, loft hatch access, smoke alarm, radiator and access via pull down aluminium ladder to a centrally boarded loft space with light.

BEDROOM 1

3.50m x 4.45m (11'6" x 14'7")

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

EN SUITE

1.41m x 2.69m (4'7" x 8'10")

With uPVC obscure double glazed window to the side aspect, contemporary wash basin with vanity storage beneath and mirror over, low level WC., walk-in shower cubicle with mains fed shower within and mermaid boarding, fully tiled walls and ladder style heated towel rail.

BEDROOM 2

3.50m x 4.27m (11'6" x 14'0")

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

BEDROOM 3

2.81m x 3.89m (9'2" x 12'10")

With uPVC double glazed window to the rear aspect, fitted wardrobe and radiator.

EN SUITE

1.63m x 1.78m (5'4" x 5'10")

With uPVC obscure double glazed window to the rear aspect, shower with step-in cubicle and glazed sliding doors, pedestal wash handbasin, low level WC and radiator.

BEDROOM 4

2.69m x 2.73m (8'10" x 9'0")

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

BEDROOM 5

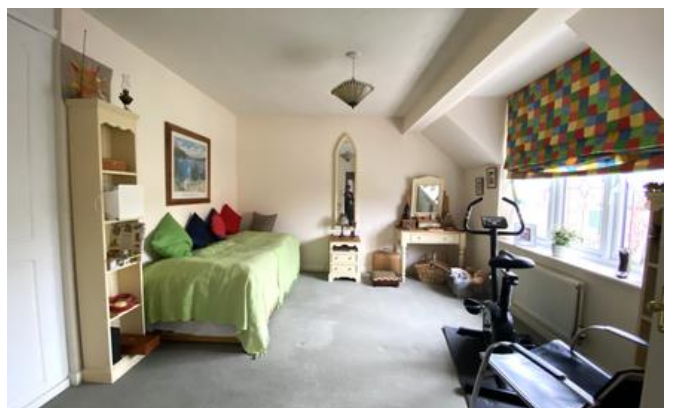
3.31m x 2.43m (10'11" x 8'0")

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

BATHROOM

2.06m x 2.75m (6'10" x 9'0")

With uPVC obscure double glazed window to the side aspect, fully tiled walls, tiled floor, heated towel radiator, corner panelled bath with mixer taps, corner shower cubicle with mains fed shower within, wash basin with vanity storage beneath, also incorporating concealed cistern WC and worktop space with full width mirror over and down lighting.





OUTSIDE

The property occupies a corner position with a wide block paved driveway and established shrubs and trees to one side. There is also a block paved pathway to the left-hand side leading through a timber gate to the rear garden. At the rear there is a patio across the rear of the property, established flower and shrub beds with mature trees, a timber shed with power, summerhouse, pergola with established plantings and a good sized lawn. The property has fencing and brick walls to the boundaries.

DOUBLE GARAGE

4.63m x 5.20m (15'2" x 17'1")

With electrically operated twin roller doors, power and lighting.

SOLAR/WATER HEATING PANELS

The property has solar panels fitted to one side of the roof. This is an owned system, generating electricity with any surplus going back to the National Grid. There are water heating panels to both sides of the roof and for a substantial part of the year, these are responsible for producing all the hot water or reducing the amount required to be heated by immersion heater.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band F.

DIRECTIONS

From High Street continue on to Watergate following the road over the roundabout adjacent to Asda on to Barrowby Road (A52). Continue under the railway bridge and out of town taking the right turn at the roundabout on to Pennine Way, right into Lindisfarne Way and left in to Dover Close. The property is on the corner.

GRANTHAM

The property is ideally situated for access to the A52 to Nottingham and A1 north. There are local shops on Barrowby Gate including a Tesco Express and the Poplar Farm Primary School 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.

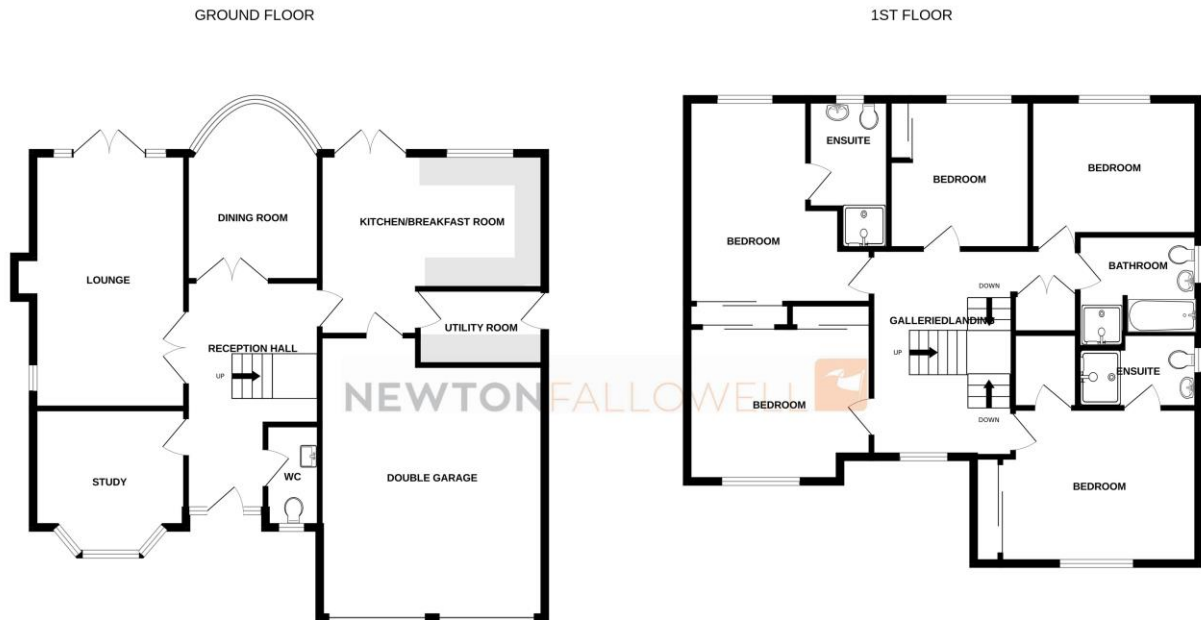
AGENT'S NOTE

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



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