



7 Gloucester Road,  
Grantham. NG31 8RJ



**Guide Price £365,000 to £375,000**

- Popular Barrowby Gate Area
- Substantially Extended Detached House
- Three Reception Rooms
- Spacious Kitchen
- Office / Utility
- Five Bedrooms
- Two Bathrooms
- South Facing Garden
- Vacant Possession, No Onward Chain
- Freehold - Energy Rating D



A tastefully extended modern detached house situated in a popular residential area and offering deceptively spacious family accommodation with highlights including a spacious kitchen/breakfast room, conservatory and a generous master bedroom with an en suite bathroom. There is an entrance hall, cloakroom/WC, lounge, separate dining room, conservatory, office/utility room, FIVE BEDROOMS and two bathrooms. There is ample driveway parking, an integral garage and a private SOUTH FACING rear garden. Offered for sale with vacant possession and NO ONWARD CHAIN. Early viewing recommended.

## ACCOMMODATION

### ENTRANCE PORCH

With uPVC entrance door, laminate flooring and glazed doors through to entrance hall.

### ENTRANCE HALL

With oak boarded flooring, radiator, stairs off to the first floor and central heating thermostat.

### CLOAKROOM/WC

Having uPVC obscure double glazed window to the side elevation, oak boarded flooring, a white suite of low level WC and wash handbasin with tiled splashbacks, extractor fan and radiator.





## KITCHEN/BREAKFAST ROOM

3.83m x 4.65m (12'7" x 15'4")

An extended light and airy room with vaulted ceiling and Velux window, fitted with an extensive range of modern base cupboards with work surfaces over and matching eye level units to include glazed display cupboards, coving, radiator, laminate floor, glazed door to the conservatory, uPVC double glazed window to the rear elevation, external glazed door, integrated fridge, space and plumbing for dishwasher, stainless steel one and a half bowl sink and drainer with mixer tap over, tiled splashbacks and glazed door to study/utility.

## UTILITY/OFFICE

3.05m x 3.19m (10'0" x 10'6")

A useful additional room that can be adapted to various uses, having Ideal wall mounted gas fired boiler, space and plumbing for washing machine, laminate floor, radiator, uPVC double glazed window to the rear elevation, external glazed uPVC door to the rear, door to the garage.

## DINING ROOM

2.55m x 4.72m (8'5" x 15'6")

With wide uPVC double glazed picture window to the front, radiator, coving and under stairs storage alcove.

## LOUNGE

3.56m x 6.86m (11'8" x 22'6")

A generous well proportioned room with uPVC double glazed bow window to the front, two radiators, coving, feature fireplace with inset coal effect fire, glazed double doors to the conservatory.

## CONSERVATORY

3.56m x 3.82m (11'8" x 12'6")

A large conservatory overlooking the rear garden, having tiled floor, radiator and uPVC double glazed French doors to the garden.

## FIRST FLOOR LANDING

Having built-in airing cupboard containing insulated water cylinder and electric immersion heater, radiator and loft hatch access.

## BEDROOM 1

3.04m x 4.52m (10'0" x 14'10")

With wide uPVC double glazed picture window to the front elevation, radiator, spotlights, loft hatch access and two built-in double wardrobes.

## EN SUITE BATHROOM

1.73m x 3.04m (5'8" x 10'0")

Containing a white suite of panelled bath with shower attachment and mixer tap, pedestal wash handbasin and low level WC., tiled splashbacks, radiator, extractor fan, mirror and Dimplex auxiliary heater.

## BEDROOM 2

3.31m x 3.61m (10'11" x 11'10")

Having wide uPVC double glazed picture window to the front elevation, radiator, built-in wardrobes with folding doors.

## BEDROOM 3

2.58m x 3.46m (8'6" x 11'5")

With uPVC double glazed window to the front elevation, radiator and built-in wardrobe with folding doors.

## BEDROOM 4

2.43m x 3.19m (8'0" x 10'6")

Having uPVC double glazed window to the rear elevation, radiator and coving.

## BEDROOM 5

2.28m x 2.84m (7'6" x 9'4")

With uPVC double glazed window to the rear elevation, radiator and coving.

## BATHROOM

With white suite comprising panelled bath with mixer tap, Mira shower and glazed screen over, pedestal wash basin and low level WC., half tiled walls, chrome heated towel rail, Dimplex auxiliary electric heater and uPVC obscure double glazed window to the rear elevation.





## GARAGE

3.12m x 5.78m (10'2" x 19'0")

With electric roller door, light and power.

## OUTSIDE

A wide block paved driveway provides off-road parking for 3-4 vehicles, with gated side access to the south facing rear garden. At the rear there is a paved patio, lawn, a wide border with shrubs and plants, storage shed, outside tap, outside lighting, power socket, various shrubs and a Cherry tree. The garden is not directly overlooked from the rear.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band C.

## DIRECTIONS

From High Street continue on to Watergate turning left at the traffic lights and continuing over the roundabout adjacent to Asda on to Barrowby Road (A52). Continue out of town taking the left turn at the roundabout on to Barrowby Gate and right in to Gloucester Road. The property is on the left just past the turning for Warwick Close.

## GRANTHAM

There are local shops available on Barrowby Gate including a Tesco Express as well as a bus service very close by and the Poplar Farm Primary School. The property is ideally situated for access along the A52 to Nottingham and for access on to the A1 north. Grantham offers amenities including several supermarkets, excellent grammar schools and main line railway station to London King's Cross in approximately 70 minutes. 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.

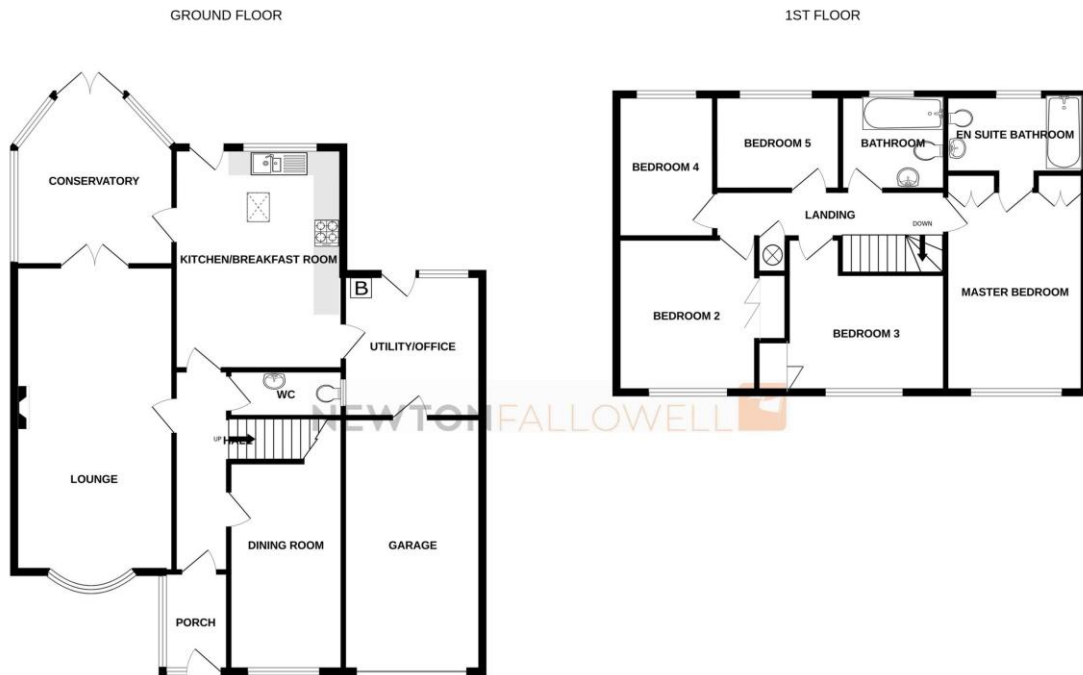
## AGENT'S NOTE

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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