



32 Knaresborough Drive,
Grantham. NG31 8UP



£440,000

- Impressive David Wilson Home
- Attractive Corner Position
- Immaculately Presented
- Lovely Light Kitchen/Breakfast Room
- Spacious Lounge
- Cloakroom & Utility
- Dining Room/Office
- FIVE BEDROOMS
- Three Bathrooms
- Freehold – Energy Rating B



An immaculately presented Georgian style detached house built by David Wilson Holmes in 2014 and within walking distance of Poplars Farm School. The house offers versatile family accommodation arranged over three floors to include a lovely light kitchen/breakfast room, five bedrooms and three bathrooms. There is an adjacent double garage and an attractive private garden. The living space is approached via a welcoming hallway and briefly comprises as follows: cloakroom, a comprehensive fitted kitchen/breakfast room with French doors to the garden, utility room, spacious living room, dining room/home office, a master bedroom with dressing area and shower room en suite, two further first floor bedrooms and a family bathroom together with two delightful second floor bedrooms giving extensive views and a further shower room serving this floor. Outside there is a double with drive with an electric car charge point leading to a good sized double garage and a private nicely stocked and partly walled rear garden which includes an appealing raised deck for relaxing on summer evenings.

ACCOMMODATION

ENTRANCE HALL

1.90m x 4.49m (6'2" x 14'8")

Having laminate flooring, stairs rising to the first floor landing, intruder alarm panel, Hive central heating control, radiator, under stairs storage cupboard and clever sliding shoe storage shelves.

CLOAKROOM

With low level WC., corner wash basin, extractor fan, radiator and laminate flooring.





KITCHEN/BREAKFAST ROOM

3.87m x 5.08m (12'8" x 16'8")

A bright and stylish room with a comprehensive range of base cupboards, working surfaces and eye level cupboards, integrated AEG oven and hob, integrated dishwasher, vertical radiator, spotlights, tiled floor, uPVC double glazed window to the rear elevation and uPVC double glazed French doors to the garden as well as two Velux rooflights.

UTILITY ROOM

1.52m x 1.94m (5'0" x 6'5")

With stainless steel sink and drainer, space and plumbing for washing machine, tiled floor, half glazed uPVC external door to the garden.

LIVING ROOM

3.57m x 6.54m (11'8" x 21'6")

A spacious triple aspect through room with uPVC double glazed window to the front elevation, bay window to the side and French doors to the garden, laminate floor and two radiators.

OFFICE/DINING ROOM

3.03m x 3.09m (9'11" x 10'1")

With uPVC double glazed bay window to the front elevation, radiator and laminate flooring.

FIRST FLOOR LANDING

Having stairs off to the second floor, uPVC double glazed window to the front elevation, radiator and built-in cupboard containing pressurised hot water cylinder.

MASTER BEDROOM

3.62m x 3.88m (11'11" x 12'8")

Having uPVC double glazed window to the front elevation and radiator.

DRESSING AREA

1.55m x 2.55m (5'1" x 8'5")

Having a range of fitted wardrobes with walnut style and mirrored doors, uPVC double glazed window to the rear elevation and radiator.

EN SUITE SHOWER ROOM

1.45m x 2.55m (4'10" x 8'5")

Having shower cubicle, wash basin and low level WC., radiator, shaver point, tiled floor, half tiling to walls and uPVC obscure double glazed window to the side elevation.

BEDROOM 2

3.03m x 3.03m (9'11" x 9'11")

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

BEDROOM 3

3.05m x 3.11m (10'0" x 10'2")

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

BATHROOM

1.95m x 2.16m (6'5" x 7'1")

With uPVC obscure double glazed window to the rear elevation, a 3-piece suite comprising panelled bath with mains fed shower over and central taps, pedestal wash basin and low level WC., heated towel radiator, fully tiled walls, tiled floor, down lighting and extractor.

SECOND FLOOR LANDING

With Velux window to the rear offering views towards Great Gonerby and Carlton Scroop.

BEDROOM 4

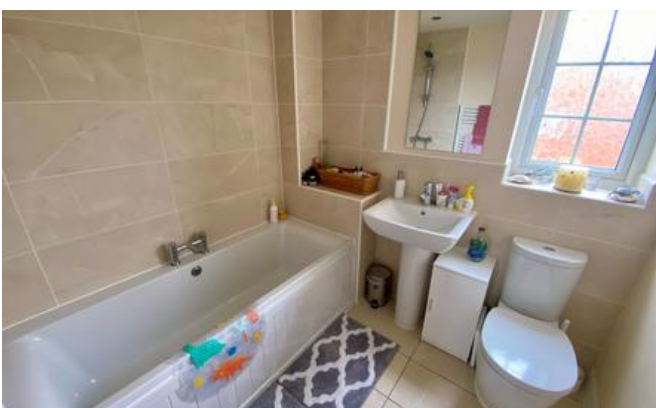
3.95m x 4.39m (13'0" x 14'5")

Having uPVC double glazed dormer window to the front and rear with extensive views as before, radiator and fitted triple wardrobe.

BEDROOM 5

2.67m x 3.63m (8'10" x 11'11")

Having uPVC double glazed dormer window to the front elevation, radiator and loft hatch access.





SHOWER ROOM

1.55m x 2.55m (5'1" x 8'5")

Containing a shower cubicle, pedestal wash basin and low level WC., tiled floor, heated towel rail and Velux window to the rear.

OUTSIDE

A double width block paved driveway gives off-road parking and leads to the garage. There is a bin store and a POD POINT electric car charger adjacent to the driveway. Gated access leads to the rear garden which is an attractive feature, partly enclosed by high brick wall with a paved patio area, a raised deck, pergola, garden tap, external power points, lawn, a variety of shrubs and Silver Birch.

DOUBLE GARAGE

5.52m x 6.42m (18'1" x 21'1")

A large detached double garage with twin up-and-over doors, light and power connected.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band E.

DIRECTIONS

From High Street continue onto Watergate taking the left turn at the traffic lights and continuing over the roundabout adjacent to Asda onto Barrowby Road (A52). At the next roundabout turn right onto Pennine Way then left onto Knaresborough Drive. Follow the road to the left and the property is on the right-hand side.

GRANTHAM

The property is a short walk from Poplar Farm Primary School, a veterinary practice and a local steakhouse. Local amenities are available close by on Barrowby Gate to include day nursery, Tesco Express, pharmacy etc.

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.

NOTE

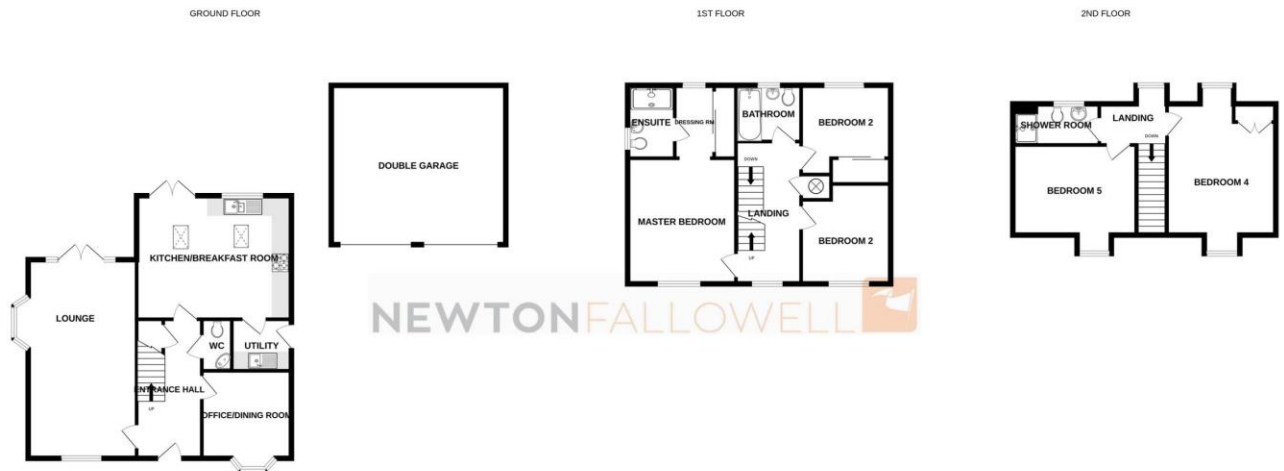
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For more information please call in the office or telephone 01476 591900.



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.
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