



13 Burgin Close, Foston,  
Grantham. NG32 2JY



### Offers In The Region Of £325,000

- Detached Family Home
- South Facing Rear Garden
- Open Countryside Views
- Village Location
- Lounge
- Kitchen Diner & Utility Room
- Conservatory
- Three Bedrooms
- 4-piece Bathroom
- Freehold – Energy Rating C





A detached family home in a village location enjoying open countryside views to the rear. The property, which is located at the head of a cul-de-sac, has well presented accommodation which comprises Entrance Hall, Lounge, Kitchen Diner, Conservatory, Cloakroom, Utility Room, Three Bedrooms and a family Bathroom. Outside to the front there is a block paved driveway providing off road parking. To the rear there is a wrap around garden with a southerly aspect with fantastic open views making it a perfect place to enjoy those summer evenings. Internal viewing is highly recommended. To book your viewing call our High Street Office today and one of our sales team will be more than happy to assist.

## ACCOMMODATION

### ENTRANCE HALL

Having part glazed composite entrance door with obscure full height double glazed panel to either side, stairs rising to the first floor, under stairs storage and radiator.

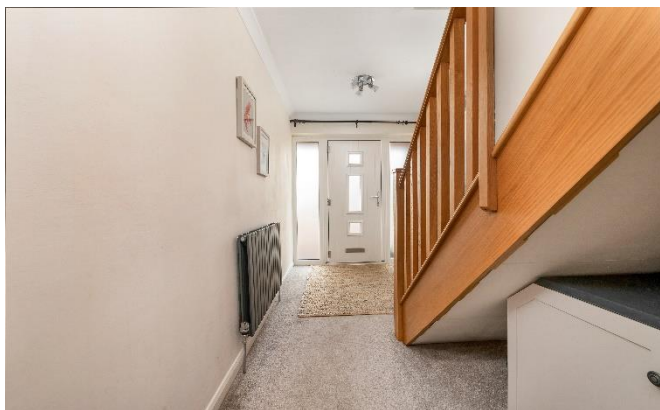
### LOUNGE

3.70m x 4.90m (12'1" x 16'1")

Having uPVC double glazed window to the front aspect, radiator, fireplace (currently housing wood burning stove which is available by separate negotiation) and folding double doors lead through to the dining area.







## KITCHEN DINER

2.74m x 5.80m (9'0" x 19'0")

With uPVC double glazed window to the rear aspect looking into the conservatory, an excellent range of base level cupboards and drawers with matching eye level units, work surfacing with inset one and a half bowl stainless steel sink and drainer, Neff induction hob, electric oven, integrated dishwasher, metro style tiled splashbacks and door to utility room.

The dining area has uPVC double glazed window to the side and rear aspect, uPVC double glazed door to the conservatory, wood laminate floor and radiator.

## CONSERVATORY

3.20m x 3.90m (10'6" x 12'10")

Of dwarf brick wall construction with uPVC double glazed windows, French doors to the side and a solid insulated panelled roof, affording views over open countryside.

## UTILITY ROOM

1.50m x 2.20m (4'11" x 7'2")

With uPVC double glazed window to the side and rear aspect, door to the rear, work surfacing with space and plumbing beneath for washing machine and further appliance, wood laminate floor.

## CLOAKROOM

Having uPVC obscure double glazed window to the side aspect, modern hand basin on wash stand, close coupled WC., radiator and wood laminate floor.

## BOILER ROOM

2.10m x 2.30m (6'11" x 7'6")

With uPVC double glazed window to the side aspect, wood laminate floor, radiator and wall mounted gas fired central heating boiler.

## FIRST FLOOR LANDING

Having uPVC double glazed window to the side aspect, airing cupboard and loft hatch access.



## BEDROOM 1

3.30m x 4.00m (10'10" x 13'1")

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

## BEDROOM 2

3.20m x 3.68m (10'6" x 12'1")

Having uPVC double glazed window to the rear aspect with open views and radiator.

## BEDROOM 3

2.40m x 2.80m (7'11" x 9'2")

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

## BATHROOM

With uPVC double glazed window to the rear aspect, corner shower cubicle with mains fed shower within and mermaid boarding, contemporary washbasin inset to a wall hung vanity unit with storage beneath, low level WC and panelled bath with central mixer taps, tall standing vertical radiator and half tiled walls.

## OUTSIDE

To the front there is block paved driveway parking which also leads to the half garage and a small lawned area.

Occupying a southerly aspect, the rear garden enjoys an enviable private position with open countryside views. The garden is laid to lawn with an abundance of shrubs and plants to the borders with low fencing to the rear boundary to appreciate those open views. There is also a wood store, outside tap and gated access to the driveway.

## HALF GARAGE

A useful storage space having up-and-over door, power and lighting.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band C.





## DIRECTIONS

From Grantham join the A1 at Downtown and continue north along the A1 turning left as signposted to Long Bennington and Foston. Take the right turn for Foston adjoining the roundabout and follow the signs for the village eventually entering the village along Newark Hill. Bear right onto Main Street, left onto Wilkinson Road and left onto Burgin Close. The property is towards the end on the right.

## FOSTON VILLAGE

Foston is a small village some 8 miles north of Grantham just off the A1. It is also 13 miles south of Newark and 30 miles east of Nottingham. Nearby Long Bennington offers local doctor's surgery, primary school, various shops including a Co-op, public houses and local sports facilities. Foston is within the catchment for the Grammar Schools of Grantham and Newark (buses to Grantham and Newark schools) as well as the catchment for The Priory Belvoir Academy in Bottesford. There is also a community village hall with coffee mornings, breakfast club, pub nights and social nights. Grantham offers rail link to London King's Cross in just over an hour as well as having a good selection of supermarkets, takeaways etc.

## 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

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.

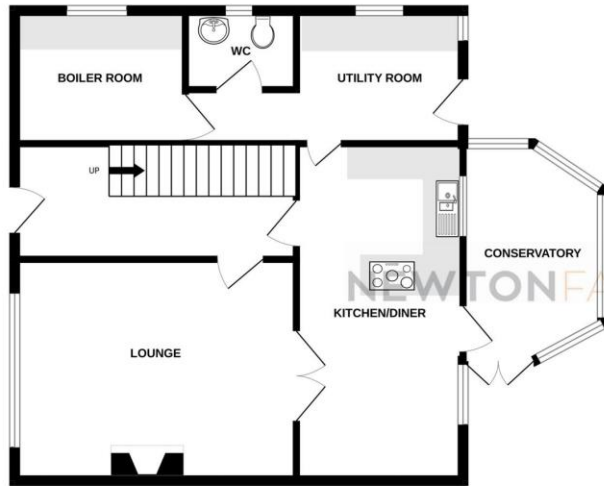
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

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

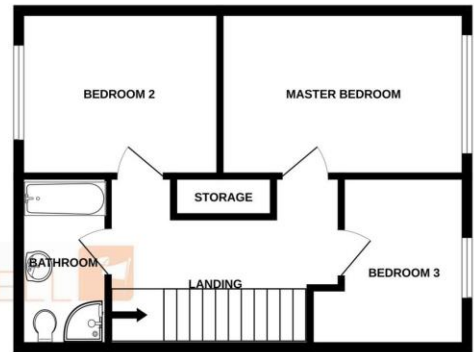


# Floorplan

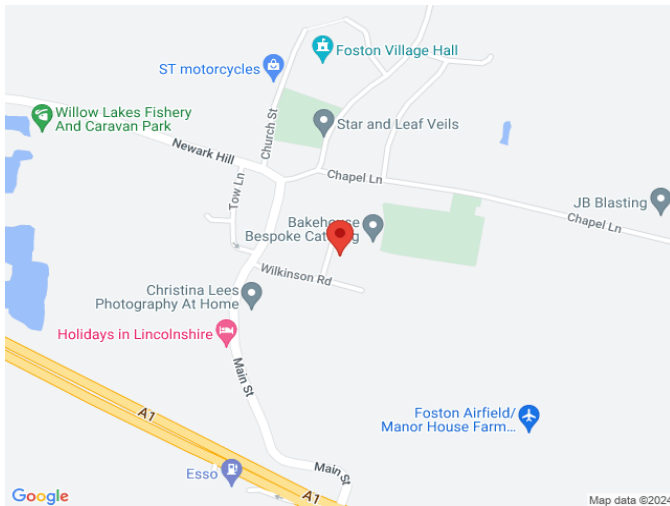
GROUND FLOOR



1ST FLOOR



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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