



19 Lindisfarne Way,
Grantham. NG31 8ST



Guide Price £415,000 to £425,000

- David Wilson Built
- Popular Barrowby Edge Location
- Spacious Family Accommodation
- Reception Hall, WC & Utility Room
- Lounge & Separate WC
- Generous Kitchen / Family Room
- Four Double Bedrooms
- Two Bathrooms
- Double Garage
- Freehold – Energy Rating C



An established David Wilson built detached family home situated on the popular Barrowby Edge development and convenient for a range of amenities including the Poplar Farm School and the well known local grammar schools, Kings and KGGS. The property offers deceptively spacious accommodation to include two separate reception rooms and a spacious L-Shaped fitted kitchen/family room. At first floor level there are FOUR DOUBLE BEDROOMS, each with built in wardrobes, an en suite shower and dressing room to the master bedroom together with a family bathroom. A block paved drive leads to a DOUBLE INTEGRAL GARAGE and a good sized rear garden enjoys a fair level of privacy. In general David Wilsons homes of this generation offer more generous living space than the current new homes and VIEWING IS RECOMMENDED.

ACCOMMODATION

RECEPTION HALL

4.93m x 1.65m (16'2" x 5'5")

Having half glazed door and side panel, tiled floor, staircase off to the first floor accommodation, radiator.

CLOAKROOM/WC

1.67m x 0.95m (5'6" x 3'1")

With low level WC., wash basin and radiator.





LOUNGE

4.83m x 3.65m (15'10" x 12'0")

Having uPVC double glazed bay window to the front elevation, modern feature fireplace with wooden surround and inset coal effect fire, radiator and glazed double doors to the dining room.

DINING ROOM

3.30m x 3.11m (10'10" x 10'2")

With uPVC double glazed French doors to the garden and radiator.

KITCHEN/FAMILY ROOM

3.27m x 6.72m x 2.20m x 2.80m (10'8" x 22'0" plus 7'2" x 9'2")

A large 'L' shaped room overlooking the rear garden with oak fitted base units with granite work surfaces with inset twin bowl sink and drainage grooves with utility tap over and matching eye level cupboards including a glazed display cabinet, integrated double oven, hob and cooker hood, uPVC double glazed window to the side and rear, tiled floor, radiators and uPVC double glazed French doors to the patio.

UTILITY ROOM

2.78m x 1.64m (9'1" x 5'5")

With sink unit, fitted worktops, wall mounted gas fired boiler and external door to the side, door to the garage.

GALLERIED LANDING

With loft hatch access and built-in airing cupboard.

BEDROOM 1

5.35m x 4.58m (17'7" x 15'0")

Having uPVC double glazed window to the front elevation, radiator, comprehensive ranges of built-in wardrobes and two radiators.

DRESSING ROOM

1.68m x 1.62m (5'6" x 5'4")

With uPVC double glazed window to the front elevation, radiator and fitted wall cupboards.

EN SUITE SHOWER ROOM

2.55m x 1.98m (8'5" x 6'6")

Having a white suite comprising shower cubicle, pedestal wash basin and low level WC., fully tiled walls, shaver point, radiator and uPVC obscure double glazed window to the side elevation.

BEDROOM 2

4.38m x 2.88m (14'5" x 9'5")

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

BEDROOM 3

3.67m x 3.60m (12'0" x 11'10")

With uPVC double glazed window to the rear elevation, radiator and built-in wardrobes.

BEDROOM 4

3.84m x 3.66m (12'7" x 12'0")

With uPVC double glazed window to the rear elevation, built-in wardrobes and radiator.

FAMILY BATHROOM

2.88m x 1.90m (9'5" x 6'2")

With uPVC obscure double glazed window to the rear elevation and containing a white suite comprising panelled bath, pedestal wash basin and low level WC., separate shower cubicle, tiled walls, radiator.

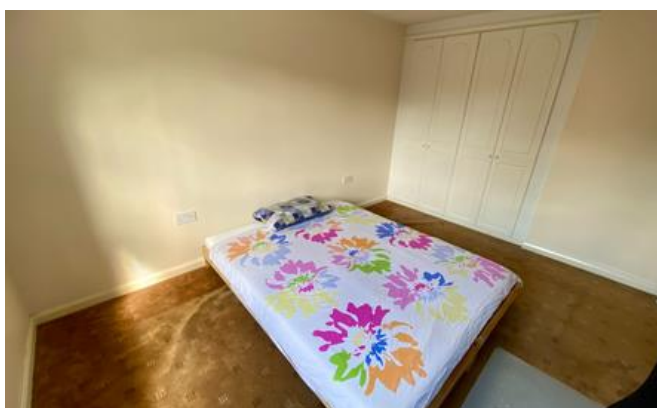
OUTSIDE

There is a block paved drive and pathway providing ample off-road parking and leading to the double garage. Gated side access leads to the rear garden which is of a useful size and enjoys a good level of privacy. There is a paved patio, pergola, second patio, lawn, shrubs and conifers. There is also an attractive drystone wall separating the patio from the lawned area.

DOUBLE GARAGE

5.44m x 4.78m (17'10" x 15'8")

With up-and-over door, light and power.





SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band E.

DIRECTIONS

From High Street continue on to Watergate taking the left turn at the traffic lights, over the roundabout adjacent to Asda and on to the A52 Barrowby Road. At the roundabout take the right turn on to Pennine Way and bear right onto Balmoral Drive. Take the right turn for Lindisfarne Way passing the turning for Dover Close and the property is on the left.

GRANTHAM

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

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

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.

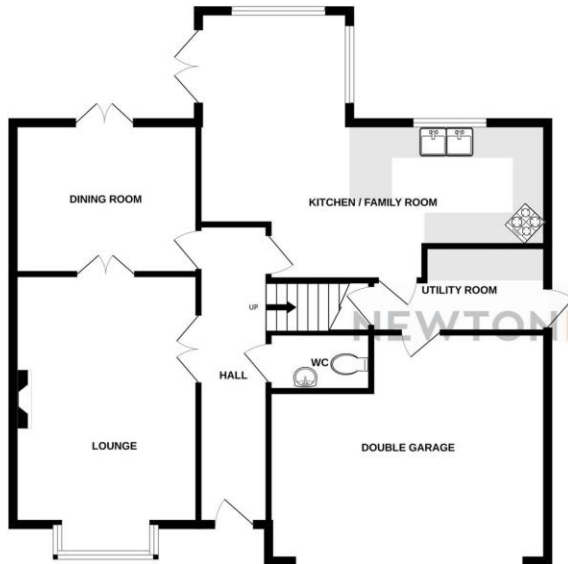
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For more information please call in the office or telephone 01476 591900.



Floorplan

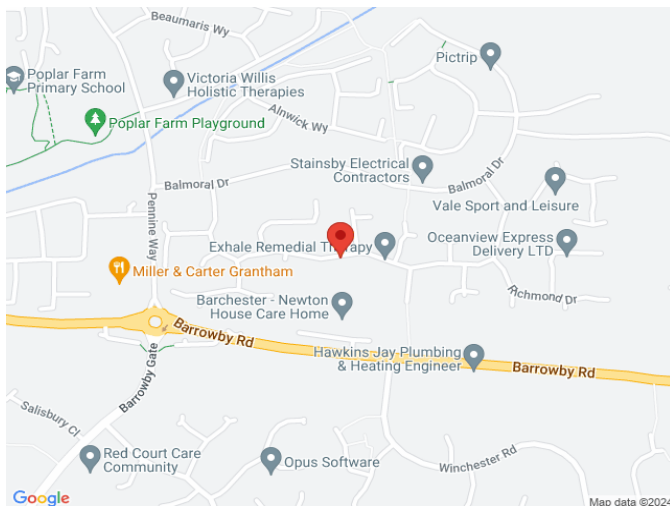
GROUND FLOOR



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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