



10 Wells Close,  
Grantham. NG31 8NJ



**£365,000**

- Superb Contemporary Extension
- Envious Open Plan Kitchen/Dining Room
- Popular Barrowby Gate Location
- Utility Room
- Lounge with Clearview stove
- Study/Bedroom 4
- Master Bedroom with En Suite
- Family Bathroom
- Heated & Insulated Office
- Freehold – Energy Rating D



Superbly extended by the present owners to provide a spacious and particularly stylish contemporary open plan kitchen/dining/family room with quality fittings including quartz work tops, bi-fold doors and a vaulted ceiling. This most comfortable home also includes a spacious lounge with a 7 kw Clearview stove, a cloakroom/WC, utility room, ground floor office/bedroom 4 and three first bedrooms, the main room with an en suite shower room as well as a family bathroom. Karndean flooring has been fitted to the ground floor for a clean modern and durable finish. There is a generous block paved driveway providing ample parking for a number of vehicles, a single attached garage and a good sized private rear garden includes a HEATED OFFICE/LEISURE BUILDING presently used as a delightful lounge bar. Only by a full inspection can this outstanding home be fully appreciated.

## ACCOMMODATION

### ENTRANCE HALL

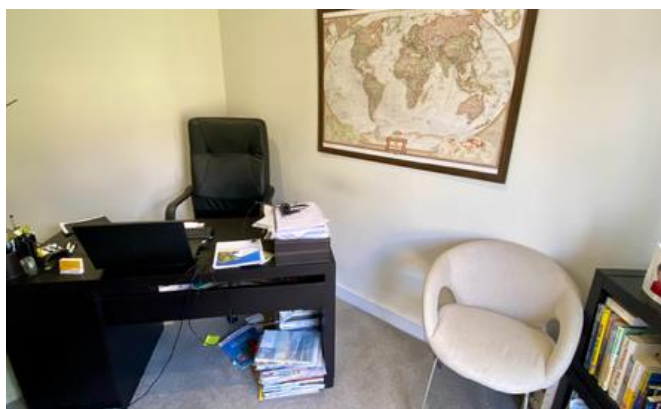
3.47m x 2.00m (11'5" x 6'7")

With uPVC entrance door, Karndean flooring, radiator, staircase off to the first floor accommodation and under stairs storage cupboard.

### CLOAKROOM/WC

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





## LOUNGE

3.47m x 4.54m plus 3.10m x 3.28m (11'4" x 14'10" plus 10'2" x 10'9")

Having uPVC double glazed bay window to the front elevation, two radiators, a limestone fireplace with Clearview 7kw wood burning stove, wall light points, two radiators, Karndean flooring and archway to the dining room.

## KITCHEN/DINING ROOM

3.30m x 6.85m plus 2.55m x 3.30m (10'9" x 22'5" plus 8'4" x 10'9")

A fantastic extended open-plan kitchen/living/family room including a vaulted ceiling with Velux rooflights, bi-folding doors to the rear with apex glazing above, a comprehensive range of stylish units comprising base cupboards with quartz working surfaces over and matching eye level cupboards, large island with Smeg one and a half bowl sink with utility style mixer tap over, breakfast bar and wine cooler, integrated double oven and microwave, induction hob, cooker hood, uPVC double glazed window to the rear elevation, spotlights, tiled floor etc.

## UTILITY ROOM

2.23m x 2.12m (7'4" x 7'0")

Having matching eye and base cupboards, work surfacing, Smeg stainless steel sink and drainer with mixer tap, tiled floor, space and plumbing for washing machine, uPVC double glazed window to the side elevation, half double glazed external uPVC door and door to the garage.

## STUDY/BEDROOM 4

3.29m x 2.23m (10'10" x 7'4")

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

## FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, built-in airing cupboard.

## BEDROOM 1

3.47m x 2.99m (11'5" x 9'10")

Having uPVC double glazed window overlooking the rear garden, radiator, built-in double wardrobe and wall light points.

## EN SUITE SHOWER ROOM

2.48m x 1.83m (8'1" x 6'0")

With uPVC obscure double glazed window to the rear elevation, shower cubicle, wash basin with vanity storage beneath, low level WC with concealed cistern, radiator, tiled floor and walls.

## BEDROOM 2

3.63m x 3.00m (11'11" x 9'10")

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

## BEDROOM 3

3.00m x 2.08m (9'10" x 6'10")

With uPVC double glazed window to the front elevation, radiator and over stairs cupboard.

## BATHROOM

2.49m x 1.70m (8'2" x 5'7")

Having uPVC obscure double glazed window to the rear elevation, a 'P' shaped bath with shower and curved screen over, wash basin with vanity storage beneath and low level WC with concealed cistern, tiled floor and radiator.

## OUTSIDE

There is a full width block paved drive to the front providing ample parking for a number of vehicles and leading to the integral garage. Gated side access leads to the rear garden which is a particular feature with a wide paved terrace and patio, OFFICE/LEISURE BUILDING, raised lawn with sleeper edging and fencing to the boundaries.

## GARAGE

4.79m x 2.50m (15'8" x 8'2")

Having up-and-over door, light and power and wall mounted Worcester gas fired boiler.

## OFFICE/LEISURE GARDEN BUILDING

3.85m x 2.46m (12'7" x 8'1")

A substantial timber building which is insulated and heated and suitable for a variety of leisure function or home office if required.

## SERVICES

Mains water, gas, electricity and drainage are connected.





### COUNCIL TAX

The property is in Council Tax Band D.

### DIRECTIONS

From High Street continue onto Watergate proceeding over the roundabout adjacent to Asda on to Barrowby Road (A52). Take the left turn onto Gloucester Road and right onto Wells Close. The property is on the right-hand side.

### GRANTHAM

The property is ideally suited for access to the A52 to Nottingham and the A1 north. There are local shops close by including a Tesco Express on Barrowby Gate as well as a bus service to town along Gloucester Road. Further local amenities are also available on Dysart Road.

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.

### AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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

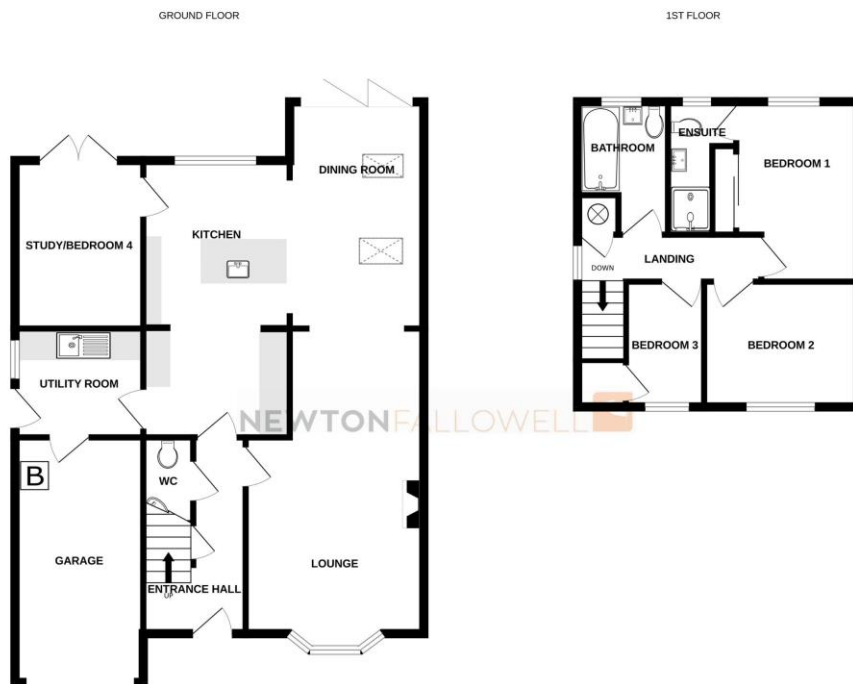
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# Floorplan



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