



7c Adamstiles,
Barrowby, NG32 1TG



Guide Price £320,000

- Stylish Modern Detached Bungalow
- Built in 2017
- Kitchen With Appliances
- Living Room with Bi-folding Doors
- Three Bedrooms
- Two Shower Rooms
- Garage With Electric Door
- South Facing Garden
- Ready To Move Into – NO CHAIN
- Freehold - Energy Rating B



A stylish modern bungalow within a thriving village and with a SOUTH FACING rear garden. The property is in a no through road position and offers very comfortable living space with good quality fixtures and fittings and benefits from a well proportioned kitchen with built in appliances. There is a spacious living room which overlooks the rear garden through wide bi-fold doors, THREE good sized bedrooms and two contemporary shower rooms, one of which is en suite to the main bedroom. The garage and additional parking is situated at the front and an electric roller door allows easy access. A B RATED Energy Performance Certificate is a further advantage and will ensure modest running costs. If you are looking for a stylish and practical modern home in an excellent location with no through traffic then Adamstiles is well worth a look. NO ONWARD CHAIN.

ACCOMMODATION

ENTRANCE HALL

Having composite entrance door with decorative porthole, engineered oak flooring, built-in cupboard, radiator and loft hatch with ladder to boarded roof space.

KITCHEN

5.38m x 2.25m (17'8" x 7'5")

Having a range of contemporary units comprising base cupboards and drawers with working surfaces over and matching eye level cupboards, inset one and a half bowl sink with mixer tap, integrated oven and hob with extractor over, integrated fridge, freezer and dishwasher, radiator, tiled splashbacks and uPVC double glazed window to the side elevation.





LIVING ROOM

6.85m x 4.4m (22'6" x 14'5")

A spacious well proportioned room overlooking the rear garden through wide bi-folding doors, providing a generous and versatile living space. It has engineered oak flooring and radiators.

BEDROOM 1

3.82m x 3.37m (12'6" x 11'1")

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

EN SUITE SHOWER ROOM

2.72m x 1.03m (8'11" x 3'5")

Containing a stylish suite comprising shower cubicle, wash basin with vanity storage beneath and low level WC., chrome heated ladder style towel rail, extractor and uPVC obscure double glazed window to the side elevation.

BEDROOM 2

3.54m x 3.37m (11'7" x 11'1")

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

BEDROOM 3

3.37m x 2.47m (11'1" x 8'1")

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

WET ROOM

3.37m x 1.88m (11'1" x 6'2")

Recently created to provide a versatile wet room with a large shower area with drainage point, vanity unit with inset sink and mirror and low level WC., chromed heated towel rail, extractor and uPVC obscure double glazed window to the side elevation.

OUTSIDE

There is additional front parking between the garage and the bungalow and outside lighting. Gated side access leads to the south facing rear garden which has block paved pathways, a large patio and artificial turf. There is also an outside cold tap and outside lighting.

GARAGE

5.85m x 2.89m (19'2" x 9'6")

Situated at the front of the property, a sizable garage offering a useful space and benefiting from an electrically operated roller door. Also having light and power connected.

NOTE

The land to the rear of the property is the subject of a live planning application for residential development. Further details are available upon request or through the offices of South Kesteven District Council.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue on to Watergate turning left at the traffic lights and following the road over the roundabout adjacent to Asda on to the A52 Barrowby Road. Continue over the roundabout at Barrowby Gate, out of town over the A1 flyover and take the left turn as signposted A1 north. Turn right onto High Road, left onto Reedings Road and right at the end on to Adamstiles. The property is at the very end on the left-hand side.

BARROWBY VILLAGE

Barrowby is a popular and thriving village located just to the west of Grantham and offers easy access to the A1 for rapid north south road communication and the A52 to Nottingham (23 miles). The village is a very practical commuter destination with trains from Grantham to London King's Cross with a journey time from around 70 minutes. There is also a useful cross country train from Grantham to Nottingham. Amenities within the village include a good C of E Primary School, Co-op, a licensed bistro and the White Swan public house. There are comprehensive facilities and a range of national retailers represented in nearby Grantham. Opportunities for secondary education include the renowned Kings School and Kesteven and Grantham Girls School.





AGENT'S NOTE

Please note these awaiting 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.

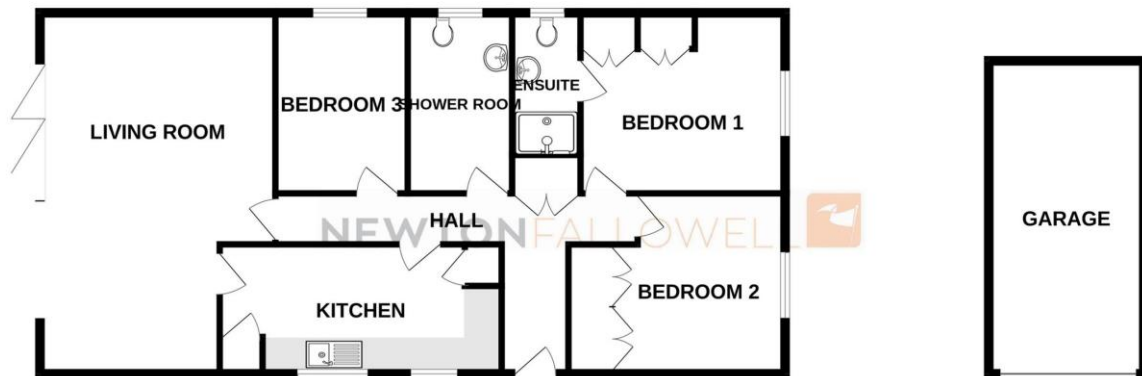
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For more information please call in the office or telephone 01476 591900.



Floorplan

GROUND FLOOR



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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