



Mount Pleasant, Low Road,
Barrowby, NG32 1DJ



£525,000

- Extensive Detached Family Home
- Desirable Barrowby Location
- Flexible Accommodation
- Generous Plot
- Extending Over 2000 sq.ft.
- Five Reception Rooms
- Four Bedrooms
- Ample Parking
- Workshop & Carport
- Freehold – Energy Rating C



Desirably located in the village of Barrowby occupying a favourable plot backing onto playing fields and boasting flexible accommodation extending beyond 2,000 sq.ft. This individually designed detached family home briefly comprises: a recently refitted breakfast kitchen with useful utility room, dining room perfect for entertaining siding onto the kitchen, lounge bathed in natural light by full height picture window to the front and patio doors to the rear, versatile garden room, playroom/home office, ground floor bedroom with its own en-suite and sitting room, a master bedroom extending over 6 metres complimented by a balcony to the rear, two further double bedrooms and a recently refitted family bathroom. The generous plot offers extensive parking, with a driveway and carport leading to a useful workshop. To the rear is an enclosed, landscaped garden backing onto open fields to the rear. An internal inspection is essential to fully appreciate everything this property has to offer.

ACCOMMODATION

ENTRANCE PORCH

1.2m x 1.7m (3'11" x 5'7")

Having uPVC entrance door with matching side panel window, wood effect flooring, access to cloakroom and door to entrance hall.

CLOAKROOM

1m x 1.9m (3'4" x 6'2")

With obscure uPVC double glazed window to the side aspect, wood effect flooring and a 2-piece white suite comprising square wash handbasin with vanity storage beneath and tiled splashbacks and a close coupled WC.





ENTRANCE HALL

3.3m x 2.7m (10'10" x 8'11")

Having wood effect flooring, spotlighting, useful under stairs storage cupboard, stairs rising to the first floor landing, radiator with cover and doors to:

LOUNGE

6.8m x 3.9m (22'4" x 12'10")

With large uPVC double glazed window to the front aspect, sliding patio doors to a garden room to the rear, door to a separate dining room, radiator and feature gas fire acting as a central focal point.

DINING ROOM

3.1m x 3.8m (10'2" x 12'6")

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

KITCHEN

3.9m x 3.9m (12'10" x 12'10")

With uPVC double glazed window to the rear aspect, wood effect flooring, and a recently re-fitted kitchen comprising various eye and base level units with wooden work surfacing over, metro style tiled splashbacks, sunken ceramic sink with mixer tap over, space for a range style cooker (available by separate negotiation) with an over sized extractor fan over, space and plumbing for dishwasher, access to a pantry cupboard and door to:

UTILITY ROOM

4.9m x 2.7m (16'1" x 8'11")

Having two uPVC double glazed windows to the side aspect, uPVC door to the side aspect, wood effect flooring, space for upright fridge freezer, space and plumbing for washing machine, space for tumble dryer and wall mounted central heating boiler.

GARDEN ROOM

3.5m x 2.7m (11'6" x 8'11")

With uPVC double glazed windows to two sides and uPVC door to the side aspect, tiled flooring, radiator and door to:

STUDY / PLAYROOM

5.1m x 2.7m (16'8" x 8'11")

Having uPVC double glazed window to the rear and radiator.

ANNEX

SITTING ROOM

2.3m x 5.2m (7'6" x 17'1")

Having uPVC double glazed window to the front aspect, radiator and door to:

BEDROOM

2.9m x 2.5m (9'6" x 8'2")

With uPVC double glazed window to the front aspect, radiator and door to:

EN-SUITE SHOWER ROOM

2.7m x 1.4m (8'11" x 4'7")

Having uPVC obscure double glazed window to the side aspect, tiled flooring, tiled splashbacks and a 3-piece suite comprising an over-sized shower cubicle with glazed screens, electric shower within and tiled splashbacks, contemporary bowl style wash handbasin standing upon a vanity unit with storage beneath and a close coupled WC., white ladder style towel radiator, extractor fan and ceiling spotlighting.

FIRST FLOOR LANDING

With uPVC double glazed window to the front aspect and cupboard housing the hot water tank.

BEDROOM 1

6.3m x 3.8m (20'8" x 12'6")

With uPVC double glazed window to the front aspect, radiator and uPVC double glazed French doors with uPVC double glazed side panels leading onto a generous decked BALCONY affording views over the rear garden and fields beyond.

BEDROOM 2

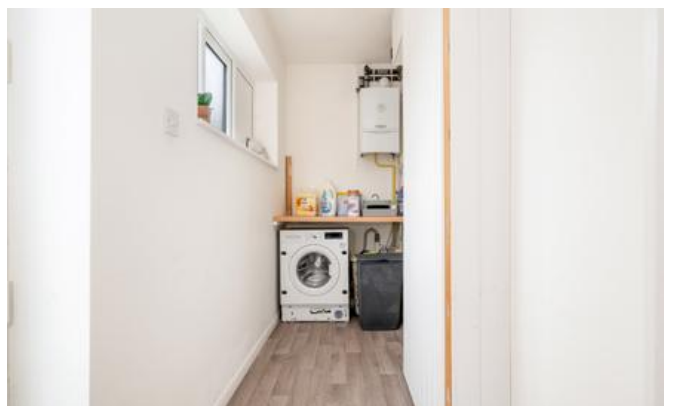
3.3m x 3.2m (10'10" x 10'6")

With uPVC double glazed window to the rear aspect, radiator.

BEDROOM 3

3.2m x 3m (10'6" x 9'10")

With uPVC double glazed window to the front aspect, radiator and access to eaves storage space.





FAMILY BATHROOM

1.9m x 2.7m (6'2" x 8'11")

With uPVC obscure double glazed window to the rear aspect, half tiled walls, a modern 3-piece white suite comprising a 'P' shaped panelled bath with shower over and glazed screen, close coupled WC and wash handbasin inset to vanity unit with storage beneath, white heated towel radiator, inset spotlighting and extractor fan.

OUTSIDE

The property occupies a generous plot favourably located backing onto fields to the rear. To the front there is an extensive driveway providing parking for multiple vehicles and leading to an open CARPORT to the side of the property.

Accessed from the carport there is also a useful WORKSHOP (5.7m x 2.9m) (18'8" x 9'6"). The remainder of the front garden is laid to lawn with established bark chipped borders to either side and it has an open front boundary. The rear garden is completely enclosed and is laid to lawn with an established fir tree and having mature shrubs to the borders. There is also a large paved seating area across the rear of the property, gated side access, outside lighting and a cold water tap.

SERVICES

Mains water, gas, electricity and drainage are connected.

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 out of town, over the A1 and taking the left turn in to Barrowby along Rectory Lane which runs in to Main Street then Low Road. The property is on the left-hand side.

BARROWBY

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, a bistro/coffee shop, the White Swan public house. and a Co-Op. There are comprehensive facilities and a range of national retailers represented in nearby Grantham. Opportunities for secondary education include the renowned King's School and Kesteven and Grantham Girls School.

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.

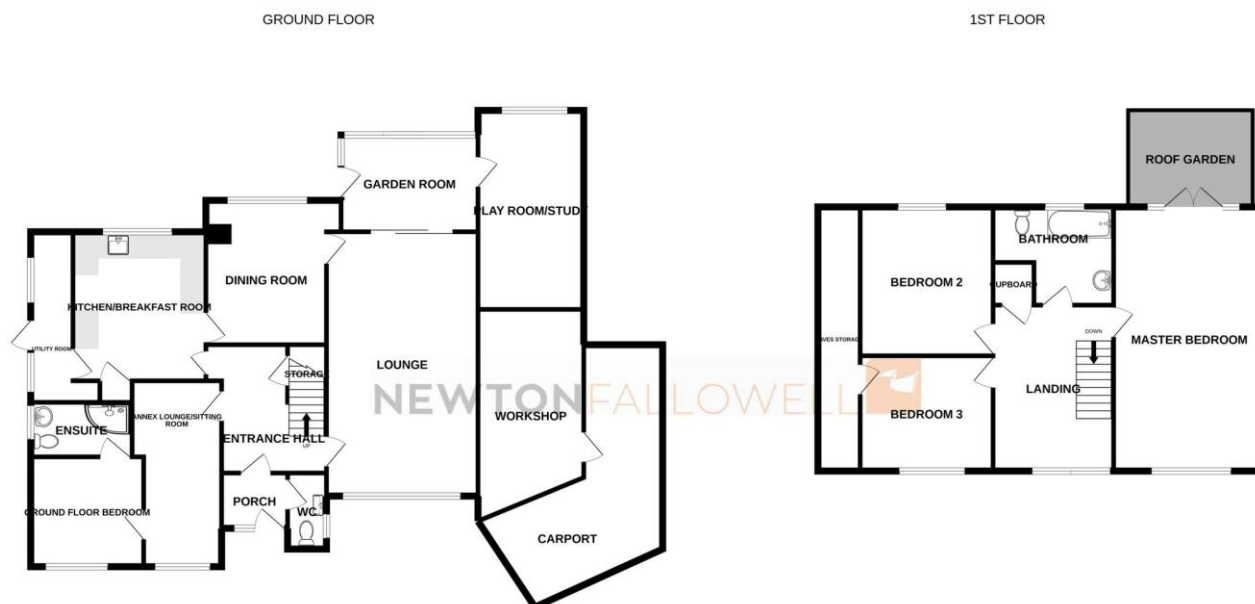
NOTE

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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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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