



33 Borrowdale Way,
Grantham. NG31 8XQ



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Offers Over £320,000



Key Features

- Enviaible Position
- Open Aspects Front and Rear
- Tastefully Extended
- Hall, Cloakroom & Utility Area
- Re-fitted Kitchen with Minerva worktops
- Spacious Open-plan Living
- Separate Lounge, Office/Bedroom 4
- 3 Bedrooms & 2 Bathrooms
- Freehold - Energy Rating D





Situated in an enviable position on the edge of the ever popular Manthorpe Estate and with open aspects to both front and rear this is a **DECEPTIVELY SPACIOUS** detached house benefiting from both a garage conversion and a substantial **REAR EXTENSION**. The result is very versatile living space with an impressive open plan kitchen/living room as well as a good sized separate lounge AND an office/bedroom 4. The first floor accommodation comprises three bedrooms, an en suite shower room and family bathroom. Outside there is driveway parking for two vehicles and a private low maintenance rear garden backs onto Running Furrows which lends a real country atmosphere. Our client is looking for a larger four bed property with a double garage on the same estate and if you have something you feel may be suitable please let us know. Viewing recommended.

ACCOMMODATION

ENTRANCE HALL

With uPVC entrance door and full height obscure uPVC double glazed side panels, laminate floor, central heating control, radiator and staircase off to the first floor.

CLOAKROOM

Containing a low level WC., wash basin with vanity storage beneath and laminate floor.

UTILITY/STORE AREA

A useful storage area accessed through the cloakroom.

OFFICE/BEDROOM 4

2.28m x 3.08m (7'6" x 10'1")

With uPVC double glazed window to the front elevation, radiator and laminate floor.

KITCHEN

1.89m x 6.62m (6'2" x 21'8")

Stylishly re-fitted to contain a range of contemporary style base cupboards with attractive Minerva working surfaces over and matching eye level cupboards, inset one and a half bowl sink and drainer, integrated oven and gas hob with stainless steel chimney style extractor over, breakfast bar, fridge freezer, tiled splashbacks, Glow-worm gas fired central heating boiler, spotlights, wine cooler, uPVC double glazed French doors to the garden and uPVC double glazed window to the front elevation.

OPEN PLAN LIVING ROOM

3.7m x 4.71m (12'1" x 15'6")

With two radiators, spotlights, coving and glazed double doors to the lounge.

LOUNGE

3.16m x 5.09m (10'5" x 16'8")

Having uPVC double glazed French doors to the garden, uPVC double glazed window to the rear elevation, two Velux style rooflights and radiator.

FIRST FLOOR LANDING

With loft hatch access.





BEDROOM 1

2.95m x 4.02m (9'8" x 13'2")

With uPVC double glazed window affording open view to the rear, a range of fitted wardrobes, radiator and central heating control.

EN SUITE SHOWER ROOM

1.77m x 1.88m (5'10" x 6'2")

Having uPVC obscure double glazed window to the rear elevation, shower cubicle with mains shower within, wash basin with vanity storage beneath and low level WC., radiator.

BEDROOM 2

2.55m x 3.65m (8'5" x 12'0")

Having uPVC double glazed window to the front elevation with view over open green, radiator and over stairs airing cupboard.

BEDROOM 3

2.7m x 2.95m (8'11" x 9'8")

Also with uPVC double glazed window to the front elevation with view over open green and radiator.

BATHROOM

1.87m x 2.04m (6'1" x 6'8")

With uPVC obscure double glazed window to the side elevation, a suite comprising panelled bath with shower attachment and screen over, pedestal wash basin and low level WC., tiling to wet areas, radiator.



OUTSIDE

There are two off-road parking spaces and gated side access to the rear garden. The rear garden is not overlooked and is designed for ease of maintenance to include a sandstone patio, two astroturf lawns, a delightful sunken patio/summer seating area, Cherry tree and shrub, close boarded fencing to the boundaries. There is also a large shed storage facility running down the side of the property.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.

GRANTHAM

Grantham is situated approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has a mainline station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets (Asda, Lidl, Sainsburys and Aldi as well as an M&S food store) and a Saturday street market.

The Manthorpe estate has a regular bus service to town as well as to Lincoln and Sleaford. There is a local Premier shop close by. Schools close by are the Manthorpe Pre-School Playgroup, Clifedale Primary School and The Priory Ruskin Academy, so all ages catered for.

DIRECTIONS

From High Street continue onto Watergate following the road at the traffic lights bearing right onto Broad Street and left onto Brook Street. Continue over the traffic lights onto Manthorpe Road passing the hospital on the left-hand side and just before you enter Manthorpe village take the left turn onto Longcliffe Road. Turn right onto Rosedale Drive, left onto Borrowdale Way and continue to the end. The property is on the left-hand side.

AGENT'S NOTE

Please note these particulars 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.





Floorplan



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.



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