



7 Caldicot Gardens,
Grantham. NG31 8WR



£415,000

- Modern Detached Home
- David Wilson Build
- Four Generous Bedrooms
- Attractive Location Within Development
- Open-plan Kitchen Diner
- Lounge & Study
- Bathroom & En Suite
- Ample Driveway Parking + Garage
- Hammonds Wardrobes Installed
- Freehold - Energy Rating B



A beautifully presented modern detached house constructed approximately 5 years ago by David Wilson Homes to their popular Holden design. The property stands in an attractive position within the popular Barrowby Lodge estate and offers spacious well proportioned accommodation of some 1,540 square feet comprising as follows: Reception hall, cloakroom, study, lounge, a comprehensively fitted kitchen/dining room with quartz worktops, matching utility room, four good sized bedrooms with Hammonds built-in wardrobes and two bathrooms. There is a gated driveway leading to a garage and private garden to the rear! Viewing highly advised to appreciate the quality and size of accommodation on offer!

ACCOMMODATION

ENTRANCE HALL

With half obscure double glazed entrance door, stairs rising to the first floor landing, radiator and laminate flooring.

LOUNGE

3.75m x 5.39m (12'4" x 17'8")

With uPVC double glazed bay window to the front aspect and two radiators.

STUDY

2.84m x 2.37m (9'4" x 7'10")

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





KITCHEN/DINER

6.11m x 4.32m (20'0" x 14'2")

Having uPVC double glazed window to the rear aspect, walk-in uPVC double glazed bay window with side panels to the rear garden, a good range of base level cupboards and drawers with matching eye level units, work surfacing with inset sink and drainage grooves, inset double electric oven, gas hob with splashback and chimney style extractor over, integrated dishwasher, integrated fridge freezer, radiator, laminate flooring and spotlights.

UTILITY ROOM

2.54m x 1.59m (8'4" x 5'2")

With door to the rear, wall and base units, wall mounted central heating boiler, radiator, space and plumbing for washing machine, space for tumble dryer and laminate flooring.

CLOAKROOM

1.56m x 1.6m (5'1" x 5'2")

With uPVC obscure double glazed window to the side aspect, low level WC., wash basin, under stairs cupboard, radiator and laminate flooring.

FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect, radiator and loft hatch access.

BEDROOM 1

3.94m x 3.76m (12'11" x 12'4")

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

EN-SUITE

1.37m x 1.38m (4'6" x 4'6")

Having uPVC obscure double glazed window to the side aspect, over sized shower fully tiled cubicle with sliding glazed door and mains shower within, pedestal wash basin and low level WC., shaver point, ladder style towel radiator, vinyl flooring and down lighting.

BEDROOM 2

3.07m x 2.88m (10'1" x 9'5")

With two uPVC double glazed windows to the front aspect and radiator.

BEDROOM 3

3.73m x 3.08m (12'2" x 10'1")

Having two uPVC double glazed windows to the rear aspect, Hammonds fitted wardrobes and radiator.

BEDROOM 4

2.25m x 3.11m (7'5" x 10'2")

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

FAMILY BATHROOM

2.31m x 2.6m (7'7" x 8'6")

Having uPVC obscure double glazed window to the rear aspect, a 4-piece suite comprising panelled bath with central mixer tap, pedestal wash basin, low level WC and fully tiled shower cubicle, extractor fan, radiator and vinyl flooring.

OUTSIDE

To the front there is a small lawned garden with established shrubs and a paved pathway to the front entrance door. A driveway leads through metal gates to a single detached garage. To the opposite side, a timber gate also leads through to the rear garden. At the rear there is a mainly lawned garden with a patio and being fully enclosed by fencing and brick wall. There is also an outside tap.

GARAGE

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

SERVICES

Mains water, gas, electricity and drainage are connected.

NOTE

There is a charge of approximately £103.58 per annum towards the upkeep of the shared open green spaces etc.

COUNCIL TAX

The property is in Council Tax Band E.





DIRECTIONS

The property is best approached from leaving our High Street offices via Watergate taking the left turn at the traffic lights and proceeding over the roundabout adjacent to Asda onto the A52 Barrowby Road.

At the roundabout take the right turn onto Pennine Way which runs on to Penrhyn Way. Take the right turn on to Beaumaris Way taking the right turn in to Caldicot Gardens.

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 an easy 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 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

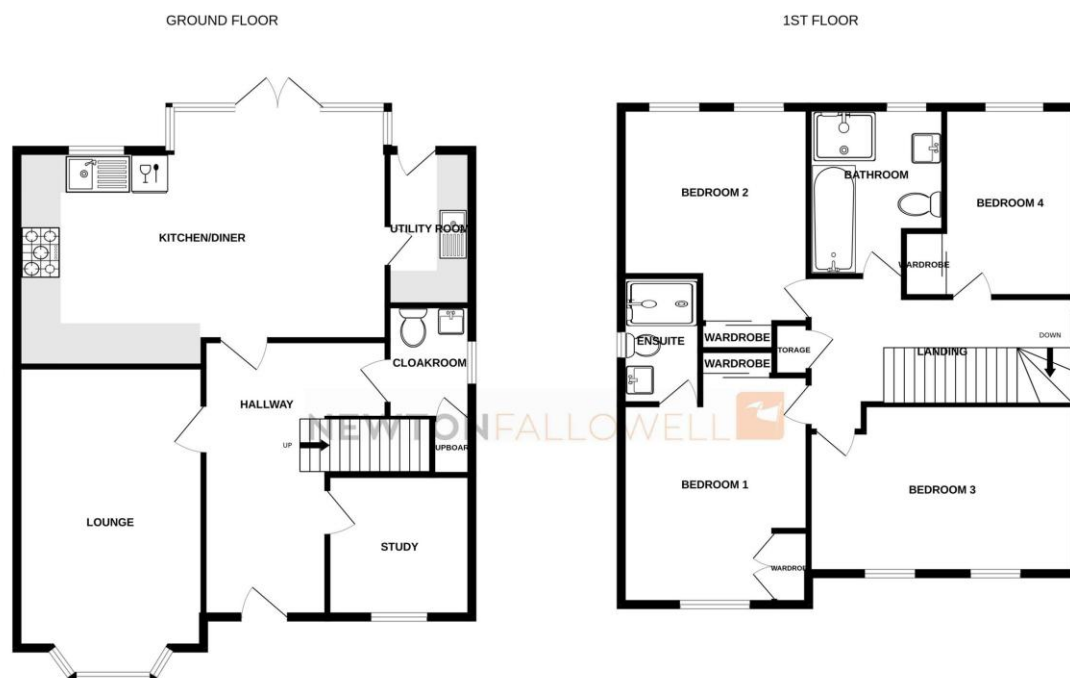
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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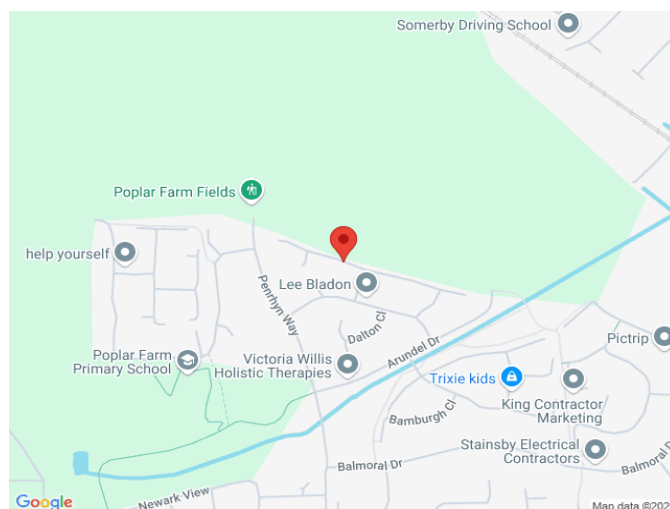
For more information please call in the office or telephone 01476 591900.



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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