



3 Highfields, Barrowby,  
Grantham. NG32 1BG



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**Offers in excess of £525,000**

- Three / Four Bed Detached Bungalow
- Well-Presented Throughout
- Generous Plot
- Driveway Parking + Double Garage
- Popular Village Location
- Open-Plan Kitchen/Diner
- Garden Room/Conservatory
- Bathroom & En Suite
- Versatile Living. Highly Recommended
- Freehold - Energy Rating C





Newton Fallowell are delighted to offer to the market this well-presented Three/Four Bedroom Detached Bungalow in the sought after village of Barrowby! The bungalow has been kept in fantastic condition by the current owners and boasts over 1,770 square feet of accommodation. Set at the end of the close on a spacious plot, the bungalow has a truly stunning setting. The accommodation briefly comprises the following: Entrance Hall, Lounge, Kitchen/Diner, Garden Room/Conservatory, Dining Room/Bedroom Four, Three Further Bedrooms, one with an ensuite, and a Shower Room. The bungalow is beautifully presented throughout and really needs to be seen to appreciate what is on offer. Call the office to book your viewing today!

## ACCOMMODATION

### OPEN ENTRANCE PORCH

#### LOBBY

Leading to entrance hall, having part glazed uPVC entrance door with obscure double glazed full height panel to either side.

#### ENTRANCE HALL

With radiator, luxury wooden flooring and three useful storage cupboards.







## LOUNGE

5.44m x 3.99m (17'10" x 13'1")

(Measurement to bay). Having uPVC double glazed bay window to the front aspect, two radiators, wall lights, luxury wooden flooring and wood burning stove with hearth.

## KITCHEN / DINER

3.58m x 5.87m (11'8" x 19'4")

Having uPVC double glazed window to the rear aspect, uPVC double glazed sliding patio doors to the garden, a comprehensive range of base level cupboards and drawers with matching eye level units, work surfacing with upstands and inset one and a half bowl sink and drainer, inset double electric oven, induction hob with extractor over and glass splashback, integrated fridge freezer, integrated dishwasher, downlighting, kickplate heater, tiled flooring.

## GARDEN ROOM / CONSERVATORY

5.59m x 3.15m (18'4" x 10'4")

With uPVC double glazed sliding patio doors from the kitchen diner and uPVC double glazed windows to either side, uPVC double glazed French doors and side panels to the rear, tiled flooring, radiator and downlighting.

## UTILITY ROOM

2.39m x 3.12m (7'10" x 10'2")

With uPVC double glazed window to the front aspect, half obscure double glazed door to the side, base level cupboards, work surfacing continuing into upstands with space beneath for washing machine and tumble dryer, inset sink and drainer, tiled flooring, downlighting and electrical consumer unit. Door to the cloakroom.

## CLOAKROOM

Having low level WC and tiled flooring.

## DINING ROOM / BEDROOM FOUR

3.48m x 3.58m (11'5" x 11'8")

(Measurement to bay). With uPVC double glazed bay window to the rear aspect, wooden flooring and radiator.



## BEDROOM ONE

3.53m x 4.52m (11'7" x 14'10")

(Maximum measurements). Having uPVC double glazed window to the rear aspect, an extensive range of fitted wardrobes and radiator.

## EN-SUITE

2.15m x 2.45m (7'1" x 8'0")

With uPVC double glazed window to the side aspect, a walk-in shower cubicle with glazed screen and mermaid boarding, wash basin and close coupled WC., extractor fan, heated towel radiator, fully tiled walls, tiled floor and extractor.

## BEDROOM TWO

4.09m x 3.45m (13'5" x 11'4")

(Measurement to bay). With uPVC double glazed bay window to the front aspect, a range of fitted wardrobes and radiator.

## SHOWER ROOM

2.86m x 1.48m (9'5" x 4'11")

Having uPVC obscure double glazed window to the side aspect, fully tiled shower cubicle, wash basin with vanity storage beneath, illuminated mirror over and tiled splashback, WC., ladder style heated towel rail, downlighting, tiled floor.

## BEDROOM THREE

3.18m x 2.77m (10'5" x 9'1")

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

## OUTSIDE

The property occupies a quiet end of cul-de-sac position with a block paved driveway offering plentiful parking and which also leads to the double garage. There are two lawned areas with established fir trees and mature shrubs. At the rear there is a wrap around fully enclosed private garden with resin bound rubber crumb patio areas and pathways, a raised lawn to the side with mature shrubs and plants and an artificial lawn to the rear also with many mature shrubs, plants and trees. There is also an outside tap and outside lighting.







## DOUBLE GARAGE

5.33m x 6.25m (17'6" x 20'6")

With twin electrically operated roller doors, power and lighting, uPVC double glazed window to the side and door to the garden.

## SERVICES

Mains water, gas, electricity and drainage are connected. The property has gas fired central heating.

## SOLAR PANELS

There are 12 solar panels fitted to the rear roof of the property. This is an owned system.

## COUNCIL TAX

The property is in Council Tax Band E.

## 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. Take the left turn onto High Road and left into Highfields. The property is in the left-hand corner.



## 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, 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.

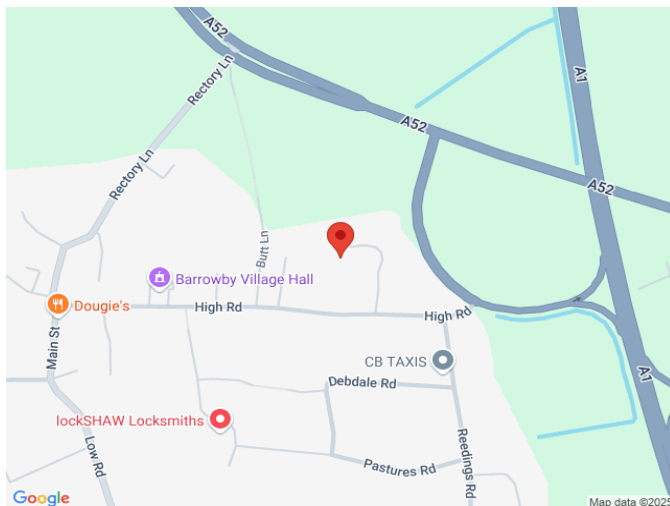
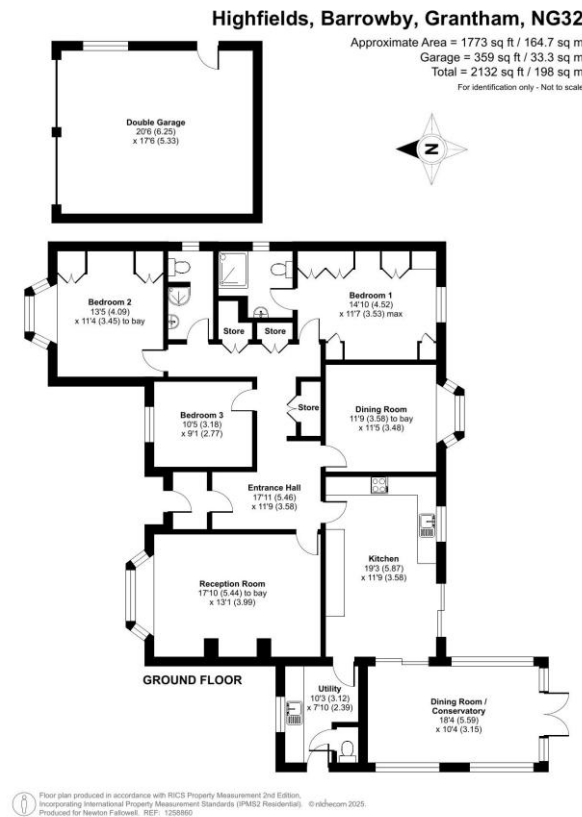
## AGENT'S NOTE

Please note these 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.



# Floorplan



## 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.

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.



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