



32 Hurst Crescent,  
Barrowby, NG32 1TE



**£259,000**

- Popular Village Of Barrowby
- Well-Presented Throughout
- Three Generous Bedrooms
- Kitchen / Diner
- Good Sized Private Plot
- Driveway + Single Garage
- Close Links To A52 & A1
- Move In Condition
- Freehold
- EPC : Rating D





Located in the highly desirable village of Barrowby, is this well-presented family home that offers three double bedrooms and benefits from being sold with NO ONWARD CHAIN. The accommodation briefly comprises of an entrance hall, kitchen/diner, and a lounge overlooking the front garden. Upstairs you'll find Three Generous Bedrooms, serviced by a family bathroom. Outside there is a driveway that leads to a single garage, and a rear garden which is private and enclosed. Contact our office to arrange your viewing to avoid disappointment!

## ACCOMMODATION

### ENTRANCE HALL

With uPVC entrance door and uPVC double glazed window to the side, radiator, stairs rising to the first floor and laminate flooring.

### LOUNGE

4.84m x 2.56m (15'11" x 8'5")

Having two uPVC double glazed windows to the front aspect, coal effect gas fire inset to a marble style hearth and surround and radiator.



## KITCHEN / DINER

3.32m x 4.83m (10'11" x 15'10")

With uPVC double glazed window to the rear, uPVC double glazed sliding patio doors to the rear, base level cupboards and drawers with matching eye level units, single bowl sink and drainer, tiled splashbacks, work surfacing with inset gas hob and electric oven beneath with pull-out extractor over, under counter space for appliances, space and plumbing for washing machine, radiator, laminate flooring and under stairs pantry cupboard.

## FIRST FLOOR LANDING

Having loft hatch access and airing cupboard.

## BEDROOM 1

2.57m x 3.39m (8'5" x 11'1")

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

## BEDROOM 2

2.48m x 3.38m (8'1" x 11'1")

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

## BEDROOM 3

2.25m x 2.41m (7'5" x 7'11")

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

## FAMILY BATHROOM

2.41m x 2.16m (7'11" x 7'1")

With uPVC obscure double glazed window to the rear aspect, panelled bath with shower over and glazed shower screen, pedestal wash basin and low level WC., fully tiled walls to wet areas, vinyl floor, downlighting and ladder style heated towel radiator.

## OUTSIDE

The front garden is mainly laid to lawn with a driveway leading to the single garage. At the rear there is a fully enclosed garden with patio area, lawn, established plants and shrubs to the borders and a greenhouse.

## ATTACHED GARAGE

With up-and-over door and door to the garden.





## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band B.

## 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. Take the left turn onto Hedge Field Road, right onto Hurst Crescent and the property is on the left.

## 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.

## 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.



# 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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