



4a Sedgebrook Road,  
Allington. NG32 2DW



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**£375,000**

- Deceptively Spacious House
- Edge Of Popular Village
- Entrance Hall, Shower/WC and Utility
- Impressive Open-plan Kitchen/  
Living Room
- Dining Room / Bedroom 4
- Master Bedroom With Dressing Room  
and Shower Room
- Two Further Double Bedrooms
- Family Bathroom
- Open Views To The South East
- Freehold - EPC: Rating B





A deceptively spacious semi detached house constructed in 2021, situated on the edge of a popular village and enjoying open views to the south east. Only by a full internal viewing can the space and flexibility of the accommodation be properly appreciated. There is a generous hallway with a shower room/WC off, utility room. dining room/bedroom 4, and a super 8m x 6m contemporary open plan kitchen/living room overlooking the rear garden through bi-fold doors. The first floor comprises a master bedroom with dressing and shower rooms en suite as well as two further DOUBLE BEDROOMS and a family bathroom. Outside there is driveway parking for three cars and a private enclosed rear garden with a large garden shed and backing onto open fields. The property is offered for sale with no onward chain and will truly suit the needs of a range of purchasers.

## ACCOMMODATION

### OPEN ENTRANCE PORCH

With tiled storm porch over and composite door to the entrance hall.

### ENTRANCE HALL

Having built-in cloaks cupboard containing electric consumer unit, spotlights, staircase off to the first floor accommodation, under stairs shelved cupboard and wood style laminate flooring.







## SHOWER ROOM/WC

1.97m x 2.44m (6'6" x 8'0")

Having uPVC obscure double glazed window to the front elevation, a large walk-in shower cubicle with monsoon shower head and spray, tiled surrounds, low level WC., pedestal wash basin, laminate flooring and chrome heated towel rail.

## KITCHEN/LIVING ROOM

8.31m x 6.14m (27'4" x 20'1")

Narrowing to 4.60m. A spacious open-plan room with uPVC double glazed Neff built-in oven and warming drawer, Neff ceramic induction hob with Neff stainless steel extractor over, integrated fridge freezer, Miele dishwasher, a comprehensive range of base cupboards and drawers with matching eye level cupboards, work surfacing, a large peninsula unit and breakfast bar, stainless steel one and a half bowl sink with mixer tap, spotlights and laminate flooring. The living area has uPVC double glazed bi-fold doors opening to the garden, spotlights and laminate floor.

## UTILITY ROOM

1.71m x 2.43m (5'7" x 8'0")

Having a range of base cupboards with working surfaces over and matching eye level cupboards, stainless steel sink unit with mixer tap, Ideal wall mounted gas fired boiler, uPVC double glazed window to the side elevation, space and plumbing for washing machine, wood style laminate flooring.

## DINING ROOM/BEDROOM 4

3.96m x 4.26m (13'0" x 14'0")

Having uPVC double glazed window to the front elevation, spotlights and carpeted floor.

## FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, central heating control, loft hatch access and carpeted floor.

## MASTER BEDROOM

3.86m x 4.64m (12'8" x 15'2")

Having uPVC double glazed dormer window to the front elevation with views over open fields towards Allington Manor, radiator, carpeted floor and spotlights.

## DRESSING ROOM

1.6m x 2.09m (5'2" x 6'11")

With fitted wardrobes, dressing table, radiator, spotlights and carpeted floor.



## EN SUITE SHOWER ROOM

2.67m x 3.07m (8'10" x 10'1")

Having shower cubicle with monsoon shower head and spray, pedestal wash basin and low level WC., chromed heated towel rail, laminate floor, Velux window to the front with views.

## BEDROOM 2

4.12m x 5.96m (13'6" x 19'7")

With two Velux windows to the rear with motorised blind and giving extensive views over the Vale towards Barrowby, fitted double wardrobes, radiator and carpeted floor.

## BEDROOM 3

4.12m x 4.4m (13'6" x 14'5")

With two Velux windows to the rear with extensive views towards Barrowby, radiator, spotlights and carpeted floor.

## BATHROOM

Having panelled bath with shower attachment and glazed screen, pedestal wash basin, low level WC., uPVC obscure double glazed window to the side elevation, chromed heated towel rail, spotlights, extractor fan and built-in shelved linen cupboard.

## OUTSIDE

To the front of the property there is a granite chipped parking area for three vehicles and a pedestrian side access to the rear garden. The rear garden backs onto open countryside with extensive views towards Barrowby. There is a full width paved patio, lawn, Beech hedging, a large useful timber garden shed and close boarded fencing to the boundaries. There is also an outside garden tap and outside lighting.

## SERVICES

Mains water, gas, electricity and drainage are connected. The ground floor has under floor heating and there are radiators to the first floor.

## COUNCIL TAX

The property is in Council Tax Band D.





## DIRECTIONS

From High Street proceed north via Watergate onto North Parade and under the railway bridge onto Gonerby Hill Foot. Continue through the village of Great Gonerby (B1174) and follow the road at Downton over the A1 and onto Gonerby Lane. This then runs into Bottom Street then Sedgebrook Lane. The property is on the left.

## ALLINGTON VILLAGE

Allington is a thriving village situated just to the north west of Grantham and offers convenient access to the A52 for Nottingham and the A1 north and south. The village benefits from a popular local primary school, post office within the village hall (limited hours), pub/restaurant, Church and playing field.

## 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

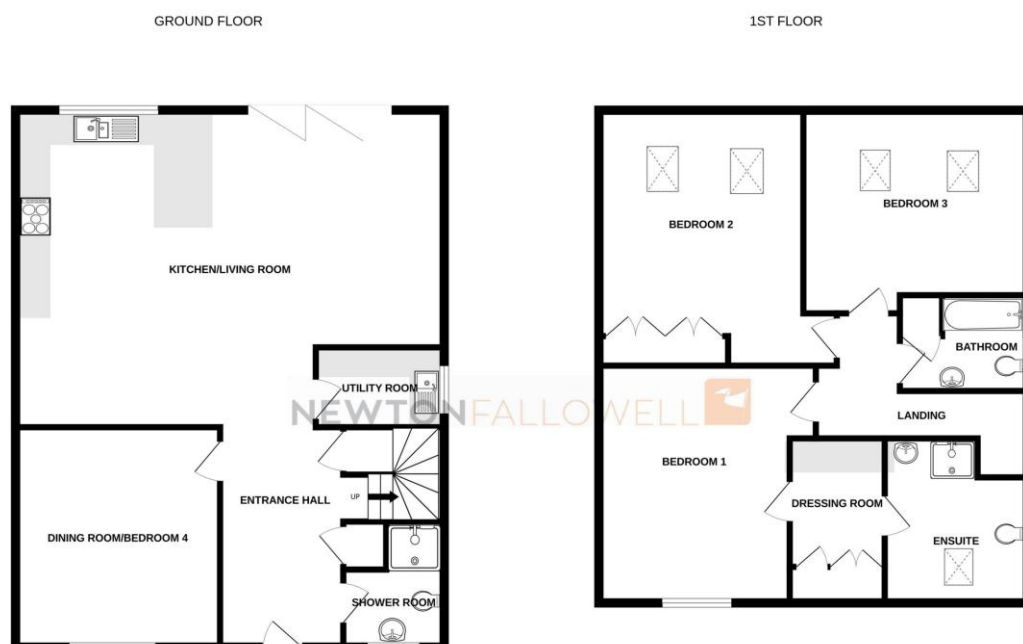
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# Floorplan



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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