



15 Riber Close,
Grantham. NG31 8TU



£300,000

- Beautifully Presented Home
- Extended Detached Property
- Three Double Bedrooms
- Lounge, Dining Room & Garden Room
- Recently Fitted Kitchen
- Office Space & Utility Room
- Generous Plot
- Popular Residential Location
- Freehold
- EPC: Rating D



Situated in the popular residential estate of Barrowby Lodge, is this extended three bedroom detached family home! Beautifully presented throughout, the home benefits from a stunning open-plan kitchen/dining room/garden room, as well as the garage being converted to create a Utility Room and Office. Boasting near 1,100 square foot of living accommodation, the home comprises as follows: Entrance Hall, Lounge, Kitchen, Dining Room, Garden Room, Lounge, Office, Utility Room, Cloakroom, first floor Landing, Three Double Bedrooms, one with an en-suite and a family Bathroom. Viewing highly advised to appreciate the quality of accommodation on offer!

ACCOMMODATION

COVERED ENTRANCE PORCH

An open entrance porch with outside light.

ENTRANCE HALL

With part glazed entrance door, laminate flooring, radiator.

LOUNGE

3.37m x 4.78m (11'1" x 15'8")

With uPVC double glazed box bay window to the front aspect, radiator, laminate flooring and feature cast iron fireplace.





KITCHEN

4.08m x 2.94m (13'5" x 9'7")

A fitted kitchen with base level cupboards and drawers and contrasting eye level units, work surfacing with inset one and a half bowl sink and drainer with utility mixer tap over, inset 5-ring gas hob with extractor over and glass splashback, inset double electric oven with microwave over, space for fridge freezer, laminate flooring, spotlights, tall standing modern radiator, uPVC double glazed window to the rear and uPVC half double glazed door to the rear. Open to the dining room.

DINING ROOM

2.55m x 2.75m (8'5" x 9'0")

With radiator and laminate flooring. Open to the garden room and with glazed double doors leading into the lounge.

GARDEN ROOM

2.81m x 3.18m (9'2" x 10'5")

A light and airy space with lantern style skylight as well as uPVC double glazed window to the rear and uPVC double glazed French doors, cast iron style radiator and laminate flooring.

CLOAKROOM

0.89m x 1.47m (2'11" x 4'10")

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

UTILITY ROOM

2.04m x 2.44m (6'8" x 8'0")

With eye and base level units, work surfacing with inset one and a half bowl sink and drainer, under counter space for a tumble dryer and washing machine, oven, wall mounted gas fired boiler, tiling to walls and laminate flooring.

OFFICE

2.28m x 2.44m (7'6" x 8'0")

With uPVC double glazed window to the side, laminate flooring and radiator.

FIRST FLOOR LANDING

Having uPVC double glazed window to the side aspect, airing cupboard, radiator, loft hatch access and laminate flooring.

BEDROOM ONE

3.56m x 2.87m (11'8" x 9'5")

With uPVC double glazed window to the front aspect, fitted wardrobes, radiator and laminate flooring.

EN-SUITE

2.5m x 1.87m (8'2" x 6'1")

With uPVC obscure double glazed window to the front aspect, shower cubicle, pedestal wash basin, low level WC., extractor fan, shaver point, radiator tiling to walls and laminate flooring.

BEDROOM TWO

3.85m x 2.48m (12'7" x 8'1")

With uPVC double glazed window to the rear aspect, radiator and laminate flooring.

BEDROOM THREE

3.08m x 2.71m (10'1" x 8'11")

With uPVC double glazed window to the rear aspect, radiator and laminate flooring.

FAMILY BATHROOM

2.02m x 2.09m (6'7" x 6'11")

With uPVC obscure double glazed window to the front aspect, an 'L' shaped panelled bath with electric shower over having rain shower head and separate handset, wash basin with vanity storage beneath incorporating worktop space and concealed cistern WC., radiator, shaver point, extractor fan and laminate flooring.

OUTSIDE

To the front there is driveway parking leading to the former garage space and there is also a lawned area. A paved footpath to one side leads through a wrought iron gate to the rear garden. At the rear there is a patio seating area, gravelled seating area and lawn, being fully enclosed and also having a garden shed and summerhouse.

GARAGE

This has been converted to form the utility room and office and there is also a small storage area to the front. It has an electrically operated garage door.

SERVICES

Mains water, gas, electricity and drainage are connected.





COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

From High Street continue onto Watgate turning left at the traffic lights and proceeding over the roundabout adjacent to Asda onto Barrowby Road (A52). When you reach the roundabout take the right turn onto Pennine Way, right onto Balmoral Drive and right onto Lindisfarne Way. Turn right onto Riber Close and bear right and the property is facing you.

GRANTHAM

The property is ideally situated for access to the A52 to Nottingham and A1 north. There are local shops close by on Barrowby Gate including a Tesco Express and the Poplar Farm Primary School within an easy walk away.

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.

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.

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.

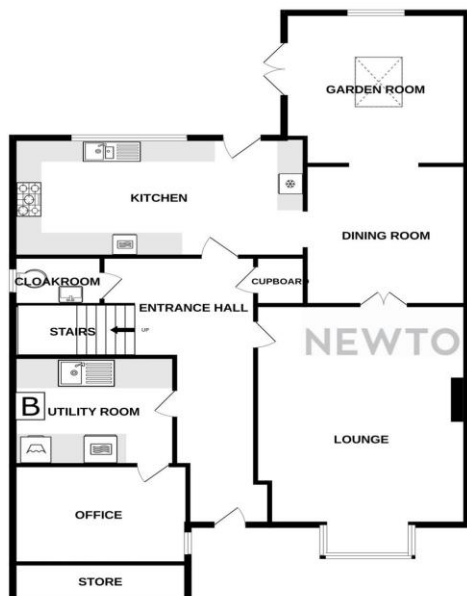
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For more information please call in the office or telephone 01476 591900.



Floorplan

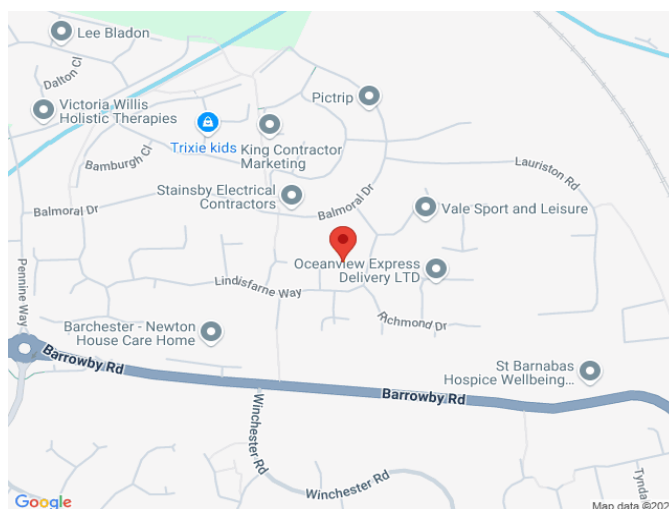
GROUND FLOOR



1ST FLOOR



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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