



1A The Chase, Ropsley,
Grantham. NG33 4AN



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Freehold

£414,375



Key Features

- Stunning Modern Family Home
- Built In 2022
- Beautifully Presented Throughout
- Four Double Bedrooms
- Architect Build Warranty Included
- Generous Lounge
- Sought After Location
- Electric Air Source Heating
- Ample Parking & Garage
- EPC: Rating B





Newton Fallowell are delighted to present this modern detached family home that is situated in the ever-popular village of Ropsley. The village offers easy access to the surrounding towns, road and rail networks, making for a convenient a location! Constructed in 2022, the home boasts Air Source Heating, almost 1,400 Square Foot of living accommodation, internal oak doors throughout, and a detached garage with electric charging point. The accommodation briefly comprises as follows: Entrance Hall, Cloakroom, Kitchen/Breakfast room, Utility Room, Dining Room, Lounge, First Floor Galleried Landing, Master Bedroom with an En-Suite Shower Room, Three Further Bedrooms, and a Generous Family Bathroom! To the rear of the home is a private and enclosed rear garden that is mostly laid to lawn, but also includes two separate seating area to enjoy a summers evening! Viewing highly advised to appreciate the quality of accommodation on offer!

ACCOMMODATION

ENTRANCE HALL

4.32m x 2.92m (14'2" x 9'7")

With composite entrance door, wood style flooring, LED spotlighting, cupboard housing hot water cylinder and heating manifold.

CLOAKROOM / WC

1.65m x 0.74m (5'5" x 2'5")

With uPVC obscure double glazed window to the side elevation, extractor fan, wood style flooring, low level WC and wash handbasin inset to vanity unit with storage below and monobloc tap.

KITCHEN / BREAKFAST ROOM

3.86m x 2.87m (12'8" x 9'5")

Comprehensively fitted to include a stylish range of units comprising base level cupboards with marble effect work surfacing, inset one and a half bowl sink with monobloc tap, integrated double oven, induction hob with chimney style extractor over, integrated dishwasher, LED spotlighting, wood style floor covering, uPVC double glazed window to the rear elevation and open archway to the dining room.

UTILITY ROOM

2.87m x 1.8m (9'5" x 5'11")

Having matching units to that in the kitchen with base cupboards, marble effect work surfacing, inset one and a half bowl ceramic sink with monobloc mixer tap, utility cupboard containing the electrical consumer unit, LED spotlighting, wood style flooring, space and plumbing for washing machine, uPVC double glazed window to the front elevation, uPVC double glazed door to the side elevation.

DINING ROOM

3.58m x 2.92m (11'8" x 9'7")

Being open plan with the kitchen with uPVC double glazed window to the rear elevation, wood style flooring, glazed oak framed double doors to the lounge.

LOUNGE

5.84m x 3.56m (19'2" x 11'8")

With uPVC double glazed wide bow window to the front elevation, bi-folding uPVC double glazed door to the patio, wall light points, fitted carpet and fireplace recess.

FIRST FLOOR GALLERIED LANDING

With fitted carpet, central heating control panel, built-in linen cupboard.





MASTER BEDROOM

4.09m x 3.61m (13'5" x 11'10")

With uPVC double glazed window to the front elevation, radiator, LED spotlighting, fitted carpet, large walk-in wardrobe cupboard.

EN-SUITE SHOWER ROOM

2.59m x 1.65m (8'6" x 5'5")

With large walk-in shower cubicle with rain head shower and attractive tiled surrounds, low level WC and wash handbasin inset to vanity unit with storage beneath and a monobloc tap, chrome heated towel rail, tiled flooring, extractor fan, LED spotlighting and uPVC obscure double glazed window to the rear elevation.

BEDROOM TWO

2.95m x 2.92m (9'8" x 9'7")

With uPVC double glazed window to the rear aspect, fitted carpet, radiator.

BEDROOM THREE

2.97m x 2.79m (9'8" x 9'2")

With uPVC double glazed window to the front elevation, radiator and fitted carpet.

BEDROOM FOUR

2.9m x 2.34m (9'6" x 7'8")

With uPVC double glazed window to the front elevation, radiator, loft hatch access and fitted carpet.



FAMILY BATHROOM

2.9m x 2.51m (9'6" x 8'2")

A generous sized family bathroom containing a panelled bath with central mixer tap, separate quadrant shower cubicle with rain head shower, wash handbasin inset to vanity unit with monobloc tap and close coupled WC, complimentary tiling, fitted mirror, cast style radiator towel rail, tiled flooring, LED spotlighting and uPVC obscure double glazed window to the front elevation.

OUTSIDE

There is ample parking to the front of the property for a number of vehicles, and gated side access leads to the rear garden. The rear garden enjoys a generally easterly aspect and is of a fair size to include a stone paved patio, lawn, substantial Silver Birch tree and fencing to the boundaries.

DETACHED GARAGE

A brick built garage with pitch tiled roof, electric charging point, and electrically operated roller door.

SERVICES

Mains electricity water and drainage are connected. Samsung electric air source heating is installed with under floor heating to the ground floor and water filled radiators to the first floor.

DIRECTIONS

From High Street continue south on to London Road taking the left turn on to the A52 Bridge End Road. Continue out of town following the A52 and at the roundabout take the first exit on to High Dyke. Continue along the A52 turning right on to Peck Hill and right into Chapel Hill. Take the right turn on to Grantham Road and right on to The Chase. The property is on the left.

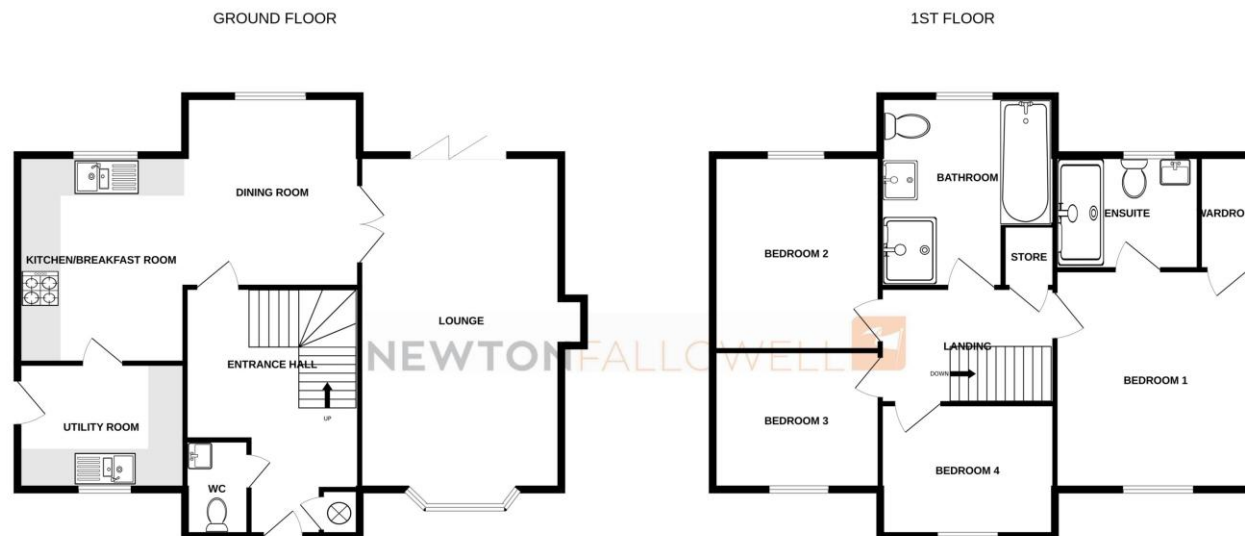
ROPSLEY VILLAGE

The village of Ropsley is approximately 5 miles east of Grantham and has its own primary school (Ropsley Church of England Primary School). A short drive away is the town of Grantham which offers a vast array of amenities including several supermarkets and main line rail service to London King's Cross. From Grantham there is easy access to the A1 both north and south and the A52 to Nottingham. 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.





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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AGENTS NOTES

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



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