



44 Lindisfarne Way,
Grantham. NG31 8ST



£350,000

- Spacious Detached Home
- Popular Barrowby Edge Estate
- Three Reception Rooms
- Four Generous Bedrooms
- Cloakroom, En Suite & Family Bathroom
- Well-Presented Throughout
- Driveway Parking
- Excellent Transport Links
- Close To Local Amenities
- Freehold - EPC Rating B



This well-presented detached family home is ideally located within the highly desirable Barrowby Lodge development and offers spacious, versatile accommodation throughout.

The ground floor comprises a welcoming entrance hall, generously proportioned living room, formal dining room, and an additional family room/study. The property further benefits from a kitchen/diner, a downstairs WC, and a separate utility room.

To the first floor are four double bedrooms, three of which feature fitted wardrobes. The principal bedroom enjoys the added benefit of an en suite shower room, complemented by a modern family bathroom.

Externally, the property offers a fully enclosed rear garden primarily laid to lawn, and a driveway providing off-road parking for two vehicles.

Additional features include uPVC double glazing, gas central heating, and solar panels for improved energy efficiency. The property falls within Council Tax Band D and boasts an impressive EPC rating of B.

ACCOMMODATION

ENTRANCE HALL

With part glazed uPVC entrance door and side panel, radiator, laminate flooring continuing onto carpet including the stairs rising to the first floor.





CLOAKROOM

With WC and wall mounted wash basin, tiled floor and radiator.

LOUNGE

5.6m x 3.41m (18'5" x 11'2")

Having uPVC double glazed bay window to the front aspect, attractive fireplace, radiator, fitted carpet and double doors to the dining room.

DINING ROOM

2.75m x 3.15m (9'0" x 10'4")

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

KITCHEN / DINER

3.18m x 5.01m (10'5" x 16'5")

Having uPVC double glazed window to the rear aspect, uPVC fully double glazed door and side panel to the rear, a good range of base level cupboards and drawers with matching wall cupboards, work surfacing with inset one and a half bowl sink and drainer, inset electric oven with gas hob and stainless steel extractor over, space and plumbing for dishwasher, space for fridge freezer, vinyl flooring.

UTILITY ROOM

2.24m x 2.67m (7'4" x 8'10")

Having eye and base level units, door to the side aspect, wall mounted central heating boiler, inset stainless steel sink and drainer, radiator space and plumbing for washing machine, tiled flooring and space for further appliance.

FAMILY ROOM

2.81m x 4.38m (9'2" x 14'5")

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

FIRST FLOOR LANDING

Having airing cupboard and fitted carpet.

BEDROOM ONE

4.31m x 3.73m (14'1" x 12'2")

With uPVC double glazed window to the front aspect, two separate fitted wardrobes, radiator and fitted carpet.

EN-SUITE

With uPVC obscure double glazed window to the front aspect, shower cubicle, wash basin and WC., radiator and vinyl flooring.

BEDROOM TWO

3.82m x 2.55m (12'6" x 8'5")

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

BEDROOM THREE

2.95m x 3.66m (9'8" x 12'0")

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

BEDROOM FOUR

2.64m x 2.63m (8'8" x 8'7")

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

FAMILY BATHROOM

2.14m x 2.61m (7'0" x 8'7")

Having uPVC obscure double glazed window to the rear aspect, panelled bath with mixer shower attachment and tiled walls, wash basin and low level WC., radiator and vinyl flooring.

OUTSIDE

There is driveway parking to the front for two cars with a small lawned area, footpath to the front entrance door and a timber gate to one side leading to the rear garden. There is a brick built shed to the side and at the rear there is an enclosed mainly lawned garden with patio area and mature shrubs to the borders and shed for storage.

SERVICES

Mains water, gas, electricity and drainage are connected.





SOLAR PANELS

There are solar panels attached to the rear roof. This is an owned system, part of the feed in tariff scheme which generates an annual income.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue onto Watergate bearing left at the traffic lights and proceeding over the roundabout adjacent to Asda onto Barrowby Road (A52). At the next roundabout take the right turn onto Pennine Way, right onto Balmoral Drive and right onto Lindisfarne Way. The property is on the right on the corner of Carmarthen Close.

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 a Co-op Pharmacy. The Poplar Farm Primary School and Belvoir Vets are within a short walk.

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.

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.

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

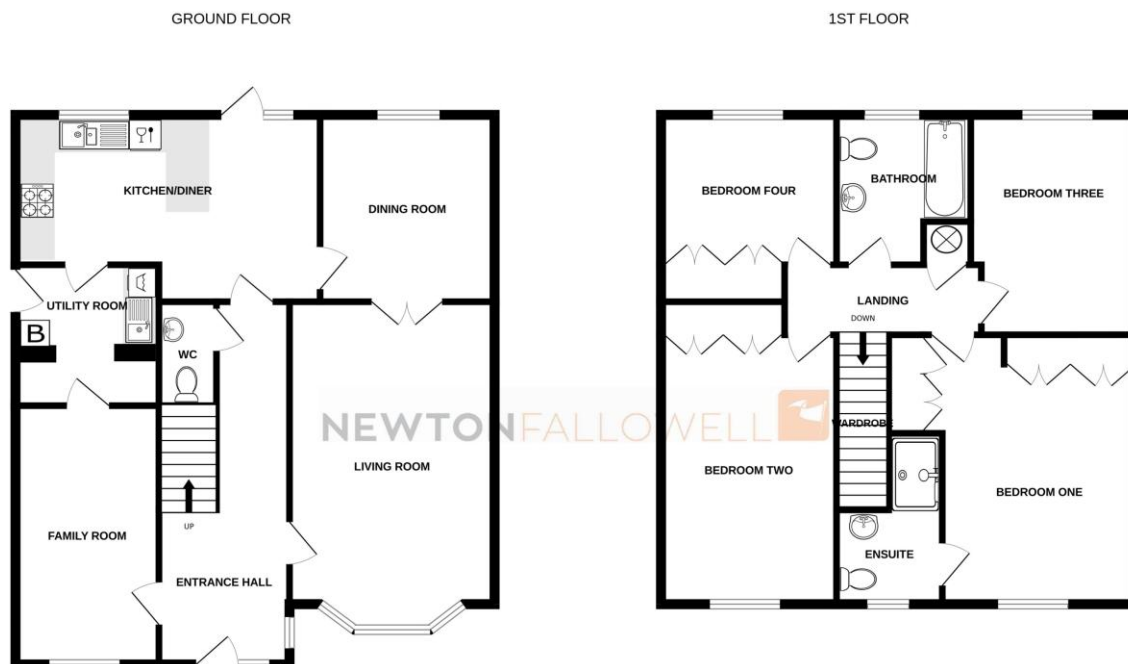
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the 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 £300 if you use their services.

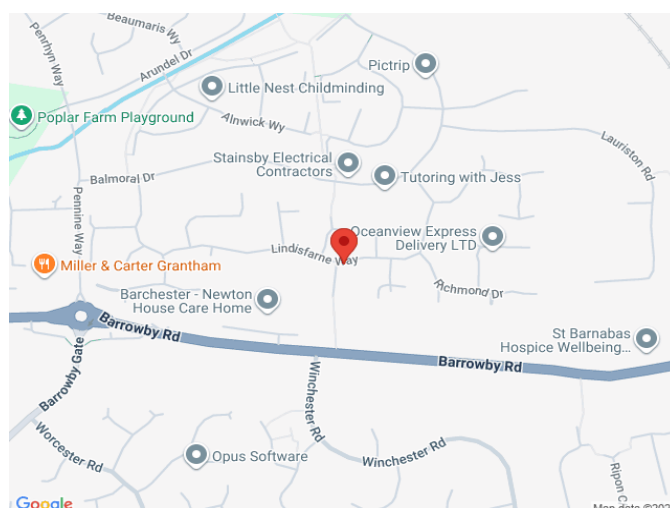
For more information please call in the office or telephone 01476 591900.



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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