



7 Dover Close, Grantham

Guide Price £450,000

 **NEWTON**

 **NEWTON FALLOWELL**

## 7 Dover Close

### Grantham

Spacious four-bed detached home with modern interiors, en-suite, flexible rooms, double garage, ample parking, and low-maintenance gardens with patio, decking, and far-reaching views.

Council Tax band: E

Tenure: Freehold

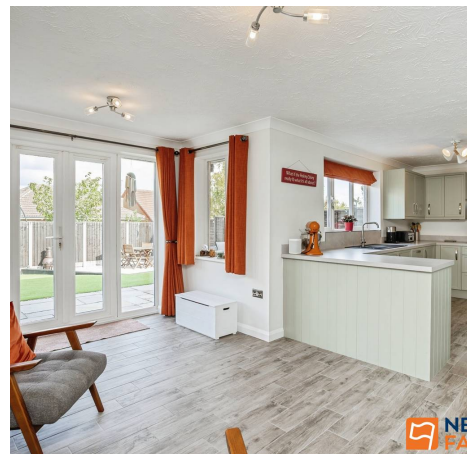
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Executive Detached Home
- Barrowby Lodge Estate
- Beautifully Presented Throughout
- Landscaped Rear Garden
- Ample Driveway Parking + Garage
- Stunning Open-Plan Kitchen / Diner
- Cloakroom, Family Bathroom + En-Suite
- Close Links To Local Amenities
- Four Generous Bedrooms
- Utility Room



 **NEWTON  
FALLOVEY**





## GRANTHAM

The property is within walking distance of local amenities, the town centre and railway station. 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.

## ENTRANCE PORCH

A welcoming entryway featuring double-glazed white panelled UPVC doors with decorative leaded glass panels and matching side windows. Features patterned tiled flooring and space for coat hanging and shoe storage

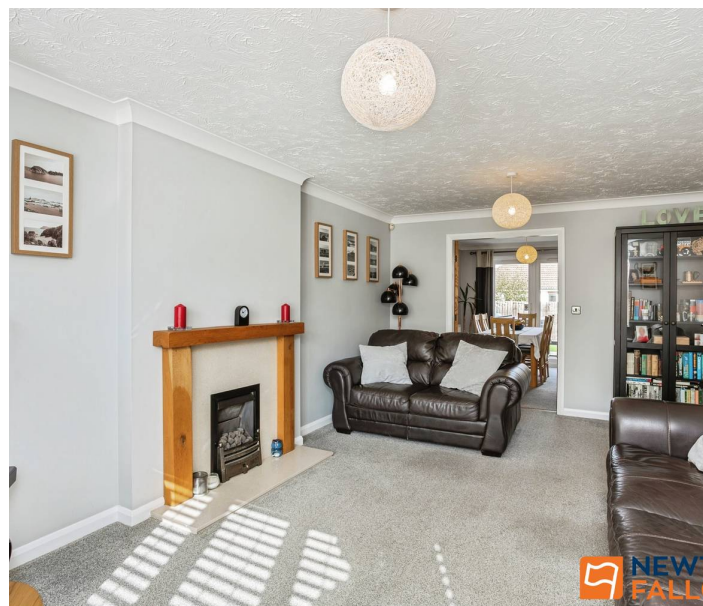
## HALLWAY

A bright central reception hallway featuring wood-effect tile flooring and neutral decor. Modern oak-finished internal doors lead to the ground floor reception rooms, garage, and guest cloakroom, while a white staircase with carpeted treads rises to the gallery-style first-floor landing. An open walkway leads through into the rear living and dining spaces, allowing natural light to flow through the ground floor

## LIVING ROOM

16' 7" x 11' 6" (5.05m x 3.51m)

A generously sized and beautifully presented principal reception room filled with natural light from a large front-facing bay window fitted with horizontal blinds. Decorated in soft neutral tones with Coving, the room features carpeted flooring and a focal-point fireplace complete with a timber surround, hearth, and inset gas fire. An open double-width doorway leads seamlessly into the adjacent dining room, creating a semi-open-plan feel ideal for family living and entertaining





## DINING ROOM

10' 9" x 9' 3" (3.27m x 2.82m)

A bright formal dining space flowing directly from the main living area via glazed double oak doors. Decorated in soft neutral tones with coving and carpeted flooring, the room benefits from UPVC double-glazed French doors opening out onto the paved patio area and rear garden

## KITCHEN / DINER

23' 6" x 14' 10" (7.17m x 4.52m)

An expansive open-plan kitchen and family room featuring wood-effect tiled flooring and full-height French doors opening onto the rear garden. The kitchen is fitted with sage green shaker-style units, a peninsular breakfast bar, an eye-level double oven, a five-ring gas hob, and a sink overlooking the garden. The dining area offers flexible seating space and glazed oak doors connecting to the formal dining room.

## UTILITY ROOM

7' 1" x 4' 7" (2.16m x 1.40m)

A practical laundry space located off the kitchen, fitted with white high-gloss wall and base units, dark worktops, and space/plumbing for a washing machine and tumble dryer. Houses the wall-mounted gas central heating boiler and features a UPVC glazed side door providing direct external access.

## CLOAKROOM

A stylish ground floor guest cloakroom comprising a concealed-cistern low-level W.C. and a wall-mounted wash hand basin set into a vanity unit with a tiled splashback. Features wood-effect flooring and a radiator

## FIRST FLOOR LANDING

A spacious gallery-style central landing featuring a white painted balustrade, soft carpeted flooring, and neutral wall decor. Modern oak doors lead off to all four bedrooms, the family bathroom, and built-in linen storage cupboards





### BEDROOM ONE

14' 9" x 13' 1" (4.49m x 3.99m)

A generous double bedroom featuring built-in white wardrobes running along one wall with mirror-panelled doors. The room benefits from carpeted flooring, neutral decor, and a large front-aspect window. An internal door provides private access to an en-suite shower room.

### EN-SUITE

7' 4" x 6' 1" (2.23m x 1.86m)

A fully tiled, modern en-suite fitted with a three-piece suite comprising a walk-in double shower enclosure with glass screens and a rainfall shower attachment, a wide wall-hung wash hand basin with a wooden-effect vanity unit below, and a low-level W.C. Finished with stone-effect wall and floor tiling

### BEDROOM TWO

11' 4" x 11' 2" (3.46m x 3.41m)

A well-proportioned double bedroom benefiting from built-in double wardrobes along one wall, soft carpeted flooring, and crisp neutral decor. A large window provides plenty of natural light and overlooks the front elevation

### BEDROOM THREE

12' 2" x 10' 9" (3.72m x 3.28m)

A further double bedroom featuring built-in white wardrobes, dark carpeted flooring, and crisp white decor. A large window overlooks the rear elevation and offers elevated views over the surrounding area

### BEDROOM FOUR

11' 1" x 8' 0" (3.37m x 2.44m)

A versatile bedroom, currently configured as a home office, featuring wood-effect flooring, neutral wall decor, and a radiator. A broad rear-aspect window fills the space with natural light while offering far-reaching views across the local landscape





## FAMILY BATHROOM

8' 1" x 8' 0" (2.46m x 2.45m)

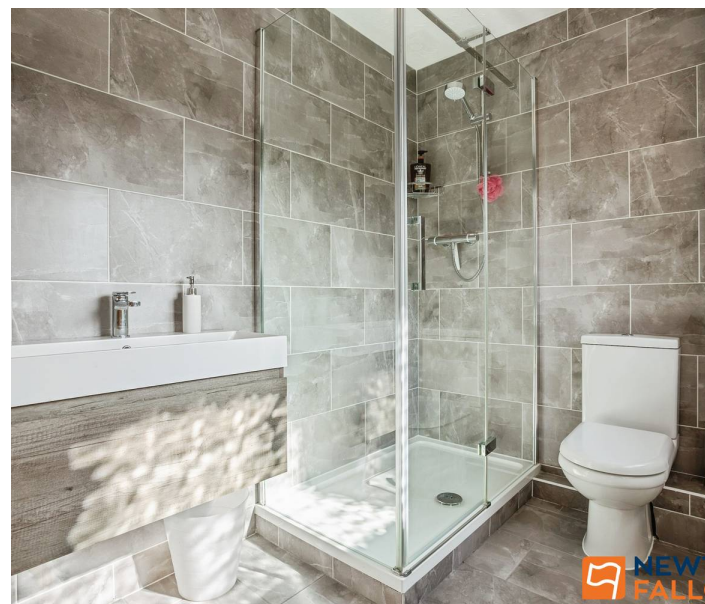
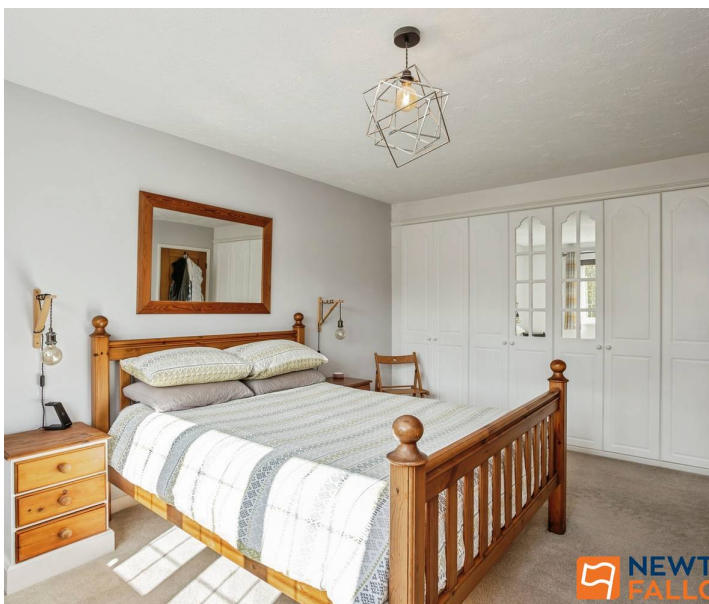
A modern four-piece suite comprising a double-ended panelled bath with central mixer taps, a separate fully tiled walk-in shower cubicle with a glass door, a floating vanity unit with an integrated wash hand basin, and a low-level W.C. Features neutral half-height wall tiling, wood-effect vinyl flooring, a radiator, and an obscure double-glazed window

## EXTERIOR

To the front of the property, a tarmac driveway provides ample off-road parking and leads to the integrated double garage with a contemporary dark electric sectional door. The front garden is predominantly laid to lawn with mature planting, decorative slate borders, and side gated access leading to the rear. The private, fully enclosed rear garden features an expansive Indian sandstone patio extending across the back of the home, perfect for outdoor dining and entertaining. Beyond the patio lies a low-maintenance artificial lawn bordered by timber fencing, along with a raised decked seating area positioned in the corner

## LOCATION

There are local amenities available on Barrowby Gate including a Tesco Express store and pharmacy and local schools and nurseries are available within the area. The property is situated within the catchment area for the Poplar Farm Primary School which is close by. 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.





## SERVICES

Mains electricity, water and drainage are connected. Gas fired central heating is installed. The services and appliances have not been tested and prospective purchasers must rely on their own enquiries in this respect.

## AGENTS 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. 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.

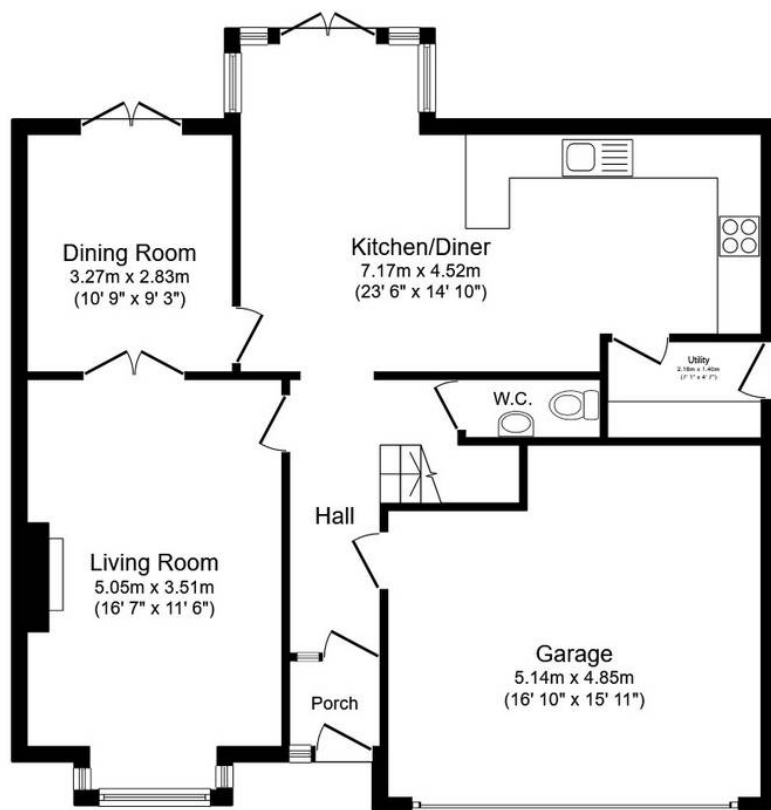
## ANTI MONEY LAUNDERING CHECKS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

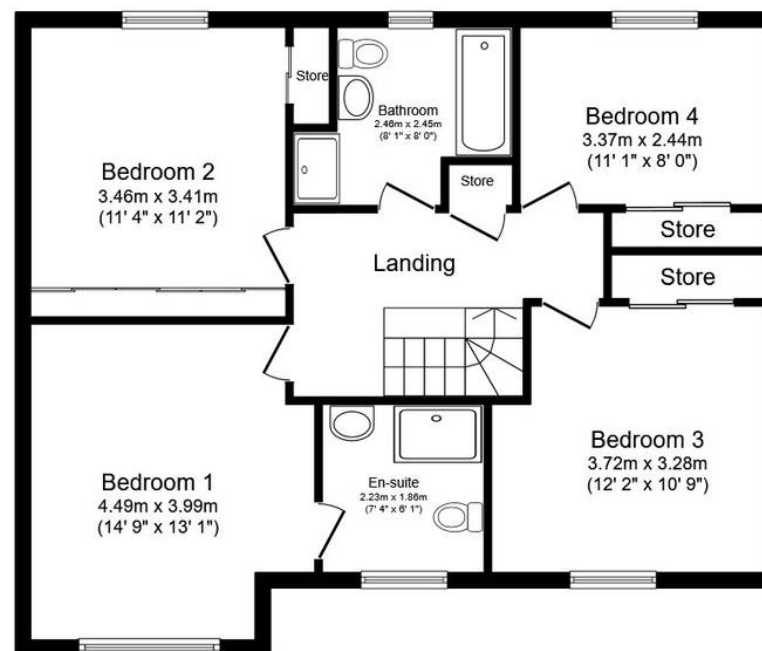








**Ground Floor**



**First Floor**

Total floor area 171.4 sq.m. (1,845 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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