Connells

Manor Road
Barrowby Grantham

Manor Road
Barrowby Grantham NG32 1BB

for sale
£370,000

Property Description

Connells are delighted to bring to the market this well presented four bedroom detached house with a driveway and garage. This property comprises of Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, Utility,Shower Room. To the first floor there is four good sized bedrooms and the family bathroom. To the rear of the property there is a beautiful well maintained garden with mature shrubs and trees with a patio area. To the front of the property there is a driveway and garage. Viewings are highly recommended.

Agents Notes

“It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.”

Ground Floor

Entrance Hall

Upvc double glazed window to the front, stairs leading to the first floor, under stairs cupboard, radiator, doors leading to the dining room, kitchen, shower room and the lounge.

Lounge

18' 8" x 10' 9" (5.69m x 3.28m)

Upvc double glazed window to the front, radiator, carpet, feature fire place, french doors leading to the conservatory.

Dining Room

10' 9" x 9' 3" (3.28m x 2.82m)

Upvc double glazed window to the front, radiator and carpet.

Kitchen

10' 9" x 9' 1" (3.28m x 2.77m)

Upvc double glazed window to the rear, door leading to the utility room, tiled flooring, built in oven, electric hob and extractor fan above.

Utility Room

Upvc double glazed window to the rear, door leading to the rear garden, door leading to the garage.

Conservatory

Upvc double glazed windows, dwarf brick, tiled flooring, french doors leading to the rear garden.

Shower Room

Upvc double glazed window to the rear, shower cubicle, low level w.c, wash hand basin with vanity cupboard

First Floor

Landing

with doors leading to all four bedrooms, storage cupboard and the family bathroom.

Bedroom One

14' 3" x 9' 3" (4.34m x 2.82m)

Upvc double glazed window to the front, radiator and carpet.

Bedroom Two

11' 1" x 9' 3" (3.38m x 2.82m)

Upvc double glazed window to the front, radiator and carpet.

Bedroom Three

10' 1" x 9' 2" (3.07m x 2.79m)

Upvc double glazed window to the rear, radiator and carpet.

Bedroom Four

9' 2" x 8' 4" (2.79m x 2.54m)

Upvc double glazed window to the rear, radiator, built in storage cupboard and carpet.

Bathroom

Upvc double glazed window to the rear, bath, low level w.c, wash hand basin and vanity cupboard.

Outside

Garage

Ground Floor **First Floor**

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). Powered by www.focalagent.com

To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
GRANTHAM NG31 6PR

EPC Rating: D

Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/GRM308976

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.