



45 Lindisfarne Way,  
Grantham. NG31 8ST



### Guide Price £465,000

- Large David Wilson Detached House
- Popular Barrowby Edge Location
- Extensive Accommodation
- Three Reception Rooms
- Kitchen/Diner & Conservatory
- Utility & Cloakroom
- Three Bathrooms
- Four Bedrooms
- Driveway Parking & Double Garage
- Freehold - Energy Rating C



A substantial David Wilson built detached house situated on the ever popular Barrowby Edge development and offering spacious family accommodation of notably more generous proportions than the more recently built homes in area. The property would now benefit from a little updating but offers excellent family space comprising as follows: Reception hall, cloakroom, kitchen/dining room, utility room, THREE RECEPTION ROOMS, a conservatory, Master bedroom with en suite dressing and shower rooms en suite, a guest room with an en suite shower room, two further bedrooms and a family bathroom. Outside there is ample driveway parking for a number of cars and a DOUBLE GARAGE. The house is offered for sale with NO ONWARD CHAIN. A real opportunity for a buyer looking to create an enviable family home.

## ACCOMMODATION

### OPEN ENTRANCE PORCH

A covered entrance porch with outside light.

### RECEPTION HALL

3.1m x 4.95m (10'2" x 16'2")

With uPVC entrance door and half obscure double glazed side panels, radiator, stairs off to the galleried landing, under stairs storage cupboard, central heating control and a built-in cloaks cupboard. Glazed double doors open to the sitting/dining room.





## CLOAKROOM

With low level WC., corner wash handbasin, extractor fan, radiator.

## STUDY

2.13m x 3.58m (7'0" x 11'7")

With two uPVC double glazed windows to the front elevation and radiator.

## SITTING/DINING ROOM

2.76m x 4.14m (9'1" x 13'6")

With two uPVC double glazed windows to the front elevation, radiator and coving.

## LOUNGE

3.56m x 5.05m (11'7" x 16'6")

A well proportioned room with uPVC double glazed French doors and full height uPVC double glazed panel to either side leading to the conservatory, two radiators, coving and a feature fireplace with inset coal effect fire.

## KITCHEN/FAMILY ROOM

2.79m x 3.84m plus 2.83m x 5.21m (9'1" x 12'7" plus 9'3" x 17'1")

Having a range of light wood style units comprising base cupboards with working surfaces over and matching eye level cupboards, integrated double oven, inset gas hob with filter hood over, inset one and a half bowl stainless steel sink, space and plumbing for dishwasher, space for further under units appliances, kick space heater, tiled splashbacks, integrated eye level wine rack, uPVC double glazed window to the rear elevation. In the family area there are two radiators, uPVC double glazed window to the side and rear elevation and uPVC double glazed French doors to the conservatory.

## UTILITY ROOM

1.53m x 2.37m (5'0" x 7'8")

With base cupboards and working surfaces, space and plumbing for washing machine, eye and base level cupboards, tiled splashbacks, Ideal Classic wall mounted gas fired boiler and control panel, space for further under unit appliances, extractor fan, electrical consumer unit and uPVC half double glazed door to the side.

## CONSERVATORY

2.9m x 4.12m (9'5" x 13'5")

Having dwarf brick base with uPVC double glazed units over and a polycarbonate roof, oak flooring, electric heater, ceiling fan and uPVC double glazed French doors to the garden.

## GALLERIED LANDING

With loft hatch access, radiator and built-in airing cupboard containing high capacity cylinder with twin electric immersion heaters.

## MASTER BEDROOM

3.62m x 4.14m (11'9" x 13'6")

With two uPVC double glazed windows to the front elevation and radiator.

## DRESSING ROOM

2.12m x 3.16m (7'0" x 10'4")

Having a full length range of fitted wardrobes and radiator.

## EN SUITE SHOWER ROOM

Having fully tiled shower cubicle with folding screen door and mixer shower within, low level WC and pedestal wash handbasin, radiator, tiled splashbacks, extractor fan, shaver point and uPVC obscure double glazed window to the rear elevation.

## BEDROOM 2

2.9m x 3.84m (9'5" x 12'6")

With uPVC double glazed window to the rear elevation, built-in wardrobe and door to en suite.

## EN SUITE SHOWER ROOM

With uPVC obscure double glazed window to the side elevation, fully tiled shower cubicle with folding screen door and mixer shower within, pedestal wash handbasin and low level WC., radiator, shaver point, extractor fan and tiled splashbacks.

## BEDROOM 3

3.09m x 3.62m (10'1" x 11'9")

With two uPVC double glazed windows to the front elevation, built-in double wardrobe and radiator.

## BEDROOM 4

2.96m x 3.28m (9'7" x 10'8")

With uPVC arched double glazed window to the front elevation, built-in wardrobe and radiator.





## FAMILY BATHROOM

2.14m x 2.41m (7'0" x 7'9")

With uPVC obscure double glazed window to the rear elevation, a white suite comprising panelled bath, pedestal wash handbasin and low level WC., separate fully tiled shower cubicle with mixer shower within and glazed door, tiled surrounds, radiator, shaver point and extractor fan.

## OUTSIDE

The house is in an elevated position and is approached via a series of steps leading to the front entrance door. There is gated side access to the rear garden which is laid to lawn with two additional tiers and sleeper retaining walls and fencing to the boundaries.

## DOUBLE GARAGE

5.18m x 5.23m (17ft x 17.2ft)

With twin up-and-over doors, electric light and power connected, door to the side and a mezzanine storage gallery.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band E.

## DIRECTIONS

The property is best approached from leaving our High Street offices via Watergate taking the left turn at the traffic lights and proceeding over the roundabout adjacent to Asda on to the A52 Barrowby Road. At the roundabout take the right turn on to Balmoral Drive. Take the next right turn into Lindisfarne Way itself and the property is on the left-hand side.

## GRANTHAM

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.

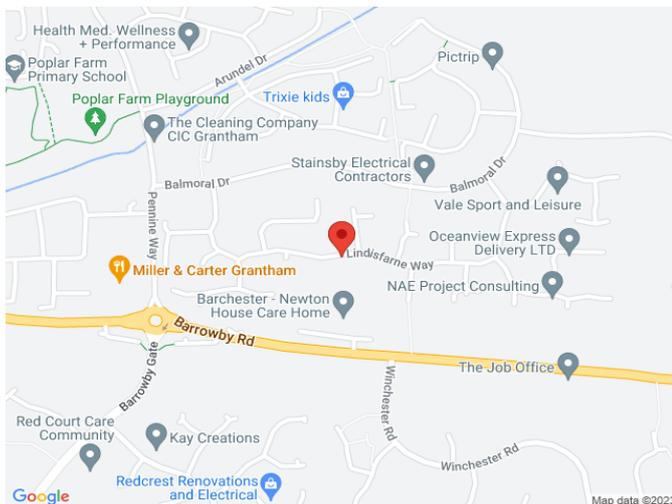
## AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents 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.



# Floorplan



## 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.

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 £350 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.



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