



Bowmans Way, Sedgebrook, GRANTHAM NG32 2HF



welcome to

Bowmans Way, Sedgebrook, GRANTHAM

GUIDE PRICE - £635,000 - £650,000 - Beautifully presented detached family house situated in the very sought after village of Sedgebrook just on the edge of the Vale of Belvoir. Perfect family home of 2487 sq ft with a separate annexe ideal for relatives or a home office/business. VIEWING ESSENTIAL



Entrance

Driveway leading to the Handmade hardwood front doors, handcrafted to match both the house and annexe, leading into the spacious entrance hall with a tiled floor, under stair storage, radiator and access to living spaces.

Lounge

20' 10" x 12' 6" (6.35m x 3.81m)

With a window to the front aspect, featuring a lovely brick fireplace with inset Morso log burner, two radiators, oak wood flooring, spotlights in the ceiling, glazed double doors leading into the hallway and French doors leading out into the garden.

Open Plan Dining Kitchen

23' 3" x 21' 3" (7.09m x 6.48m)

Lovely open plan living dining kitchen with a window to the front aspect, and having a range of modern units to both the floor and eye level with wood style worktops over, stainless steel sink, drainer and mixer tap. Integrated double electric oven, dual zone induction hob with extractor hood, dishwasher and microwave. Also benefitting from a Teppanyaki grill, a wine cooler and space for an American style fridge freezer. Non slip tile flooring, spotlights in the ceiling and two sets of French doors.

The open plan dining area is spacious enough for a large family table, light and airy space perfect for entertaining or lounging.

Utility Room

9' 4" x 5' 10" (2.84m x 1.78m)

With a window to the front aspect and having a range of high gloss units giving plenty of storage space, white sink, drainer and mixer tap. Space and plumbing for a washing machine and door leading out to the side aspect.

Washing Room

With a window to the side aspect, and having cream units, stainless steel sink, tiling to the walls and floor. Space for a washing machine and tumble dryer.

Downstairs Cloakroom

With a window to the side aspect, and comprising of a wash hand basin, low level WC, tile flooring and radiator.

First Floor Landing

With two windows, storage cupboard housing the tank (two bar pressure system), radiator and doors to the bedrooms and family bathroom.

Master Bedroom

20' 8" max x 11' 8" max (6.30m max x 3.56m max)

Lovely dual aspect bedroom with windows to both the front and rear aspects, wood effect flooring, and radiator.

En-Suite Shower Room

With a window to the rear aspect and comprising of a walk-in shower cubicle, pedestal wash hand basin, low level WC, partially tiled walls, extractor fan and tiled flooring.

Bedroom Two

14' 11" x 10' 2" (4.55m x 3.10m)

With a window to the rear aspect, wood effect flooring, coving to the ceiling and radiator.

Bedroom Three

10' 8" x 14' 8" (3.25m x 4.47m)

With a window to the rear aspect, wood effect flooring, coving to the ceiling and radiator.

Bedroom Four

14' 8" x 10' 8" (4.47m x 3.25m)

With a window to the front aspect, wood effect flooring, coving to the ceiling and radiator.

Bedroom Five

17' 11" x 14' (5.46m x 4.27m)

With a window to the front aspect, wood effect flooring, radiator and sloping ceilings (restricted head height).

Family Bathroom

With a window to the rear aspect, and comprising of a freestanding bath, corner shower cubicle, vanity sink unit, low level WC, partial boarding to the walls, spotlights in the ceiling, heated towel rail and tile flooring.

Annexe

17' 8 x 12' 7 - Open plan living kitchen area with two windows to the front aspect and one to the side aspect and having a range of cream units to both the floor and eye level with worktops over, stainless steel, drainer and mixer tap. Integrated oven, hob with extractor hood above, space for a fridge, carpet, tiling to the walls, and two radiators.

10' 6 x 6' 9 - Bedroom with a window to the side aspect, wood effect flooring and a radiator.

Wet room comprising of a shower area with glass screen, pedestal wash hand basin, low level WC, tiling to the walls, spotlights to the ceiling, non slip flooring and a heated towel rail.

General Description Outside

Approaching the property to the front with a good size open gravel driveway for off-road parking, lawn with shrub borders, fencing and gated access through to the rear.

The private rear garden features a paved patio area, lawn, flower and shrub borders with mature trees. Additional storage with a garden shed and storage to the side of the house with underfloor heating.



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welcome to

Bowmans Way, Sedgebrook GRANTHAM

- Detached Bespoke House - 2487sqft
- Spacious Lounge with Log Burner
- Open Plan Dining Kitchen
- Five Bedrooms
- Separate Annexe

Tenure: Freehold EPC Rating: C
Council Tax Band: F

guide price

£635,000 - £650,000



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.focusagent.com



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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk