



3 Knaresborough Drive, Grantham
£380,000

 **NEWTON FALLOWELL**

3 Knaresborough Drive

Grantham

Modern four-bedroom detached home on Barrowby Edge. Features open-plan kitchen, en suite, landscaped garden, garage, and driveway. Close to amenities, schools, and Grantham town centre.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- EXECUTIVE DETACHED HOME
- FOUR BEDROOMS
- MASTER BEDROOM WITH EN-SUITE AND DRESSING AREA
- STUNNING OPEN-PLAN KITCHEN / DINER
- MODERN PROPERTY
- BARROWBY EDGE DEVELOPMENT
- CORNER PLOT
- DRIVEWAY + GARAGE
- CLOSE TO LOCAL AMENITIES
- EPC RATING: C





ENTRANCE HALL

Accessed via a part-glazed entrance door, the welcoming hallway offers a useful storage cupboard for coats and shoes, a ground floor cloakroom, staircase to the first floor, and internal doors leading to the sitting room and kitchen/dining space. Finished with ceramic tiled flooring and a radiator.

CLOAKROOM

Fitted with a vanity wash hand basin, low-level WC, radiator, and ceramic tiled flooring.

LOUNGE

21' 0" x 11' 11" (6.41m x 3.63m)

A bright and spacious dual-aspect reception room enjoying windows to both the front and side elevations, creating an abundance of natural light. Features include fitted carpet and two radiators.

KITCHEN / DINING ROOM

21' 2" x 13' 8" (6.44m x 4.16m)

An impressive open-plan family space with a window to the front aspect and French doors opening onto the rear patio. The contemporary kitchen is fitted with a range of matching wall and base units complemented by marble-effect work surfaces, stainless steel sink with drainer, integrated double oven, hob with extractor hood, splashback, fridge/freezer, and dishwasher. A breakfast bar provides additional seating and storage. Further benefits include ceiling spotlights, ceramic tiled flooring, two radiators, and ample space for dining and entertaining.

UTILITY ROOM

6' 0" x 5' 9" (1.82m x 1.74m)

Conveniently positioned off the kitchen, the utility room offers additional cupboard storage, marble-effect worktop with inset sink, plumbing for a washing machine, wall-mounted boiler, tiled flooring, and a door providing access to the rear garden.





FIRST FLOOR LANDING

Featuring a side-facing window, airing cupboard, loft access hatch, and doors leading to all bedrooms and the family bathroom.

BEDROOM ONE

11' 8" x 10' 0" (3.56m x 3.05m)

A well-proportioned dual-aspect principal bedroom with windows overlooking the side and rear elevations. Benefits include triple fitted wardrobes, carpeted flooring, radiator, and access to the en-suite shower room.

EN-SUITE

6' 6" x 4' 2" (1.98m x 1.28m)

Comprising a walk-in shower cubicle, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan, shaver point, tiled walls, wood-effect flooring, and a side-facing window.

BEDROOM TWO

10' 5" x 10' 4" (3.17m x 3.14m)

With a front-facing window, triple fitted wardrobes, carpet flooring, and radiator.

BEDROOM THREE

8' 10" x 12' 4" (2.68m x 3.77m)

Featuring a side-facing window, carpet, and radiator.

BEDROOM FOUR

9' 4" x 6' 8" (2.85m x 2.02m)

Currently utilised as a home office, this room includes a front-facing window, built-in storage cupboard over the stairs, carpet, and radiator.

FAMILY BATHROOM

6' 8" x 6' 1" (2.03m x 1.86m)

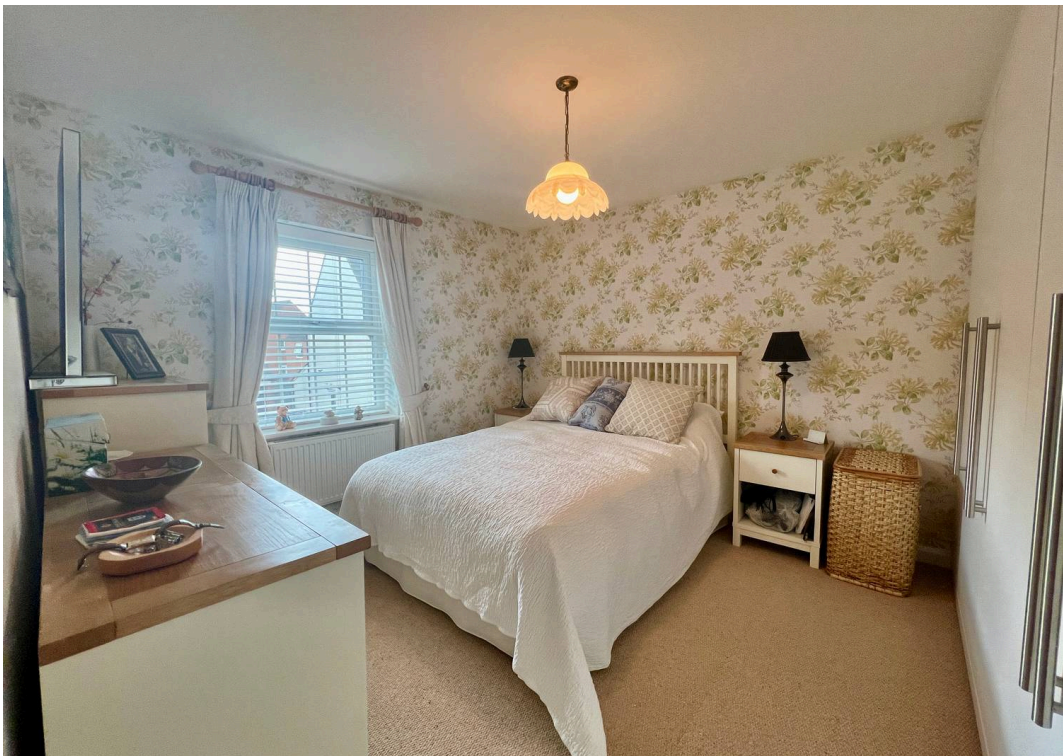
Fitted with a panelled bath and shower over, pedestal wash hand basin, low-level WC, tiled walls, wood-effect flooring, and a side-facing window.





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

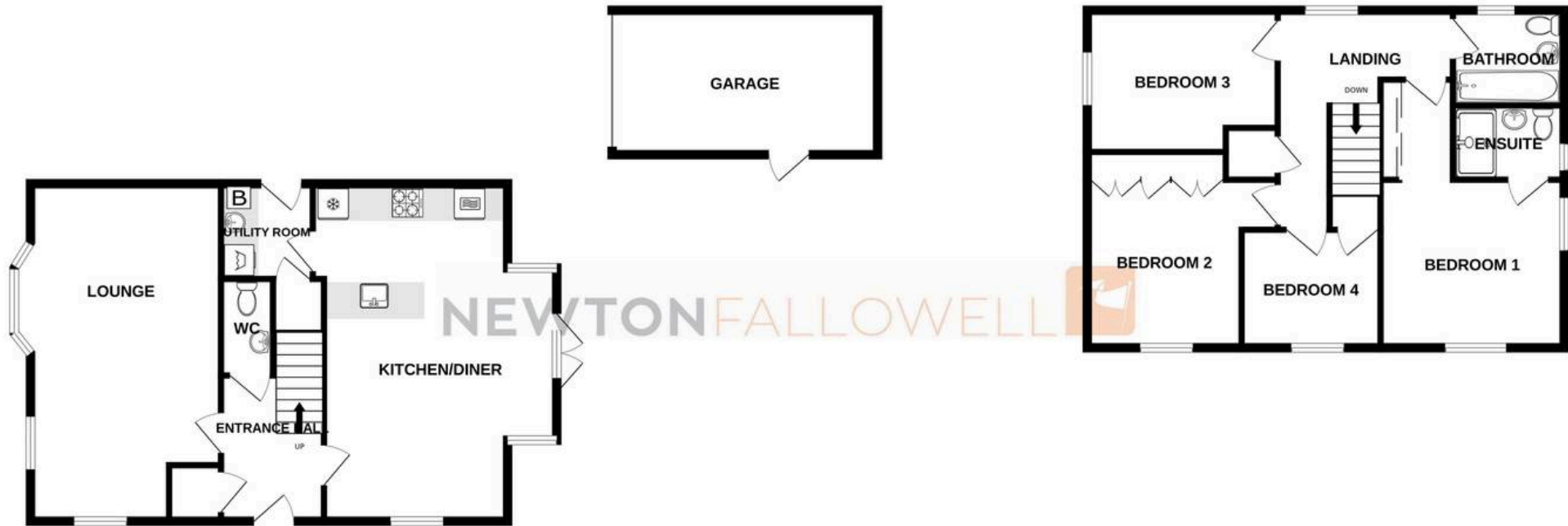






GROUND FLOOR

1ST FLOOR



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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