



 **NEWTON**

46 Turnor Road, Harrowby

Guide Price £600,000

 **NEWTON FALLOWELL**

46 Turnor Road

Harrowby, Grantham

A Spacious 5-bed detached house at the end of a long private driveway and standing on a quarter acre plot. Rural yet close to town, garaging and ample parking. Ideal family home.

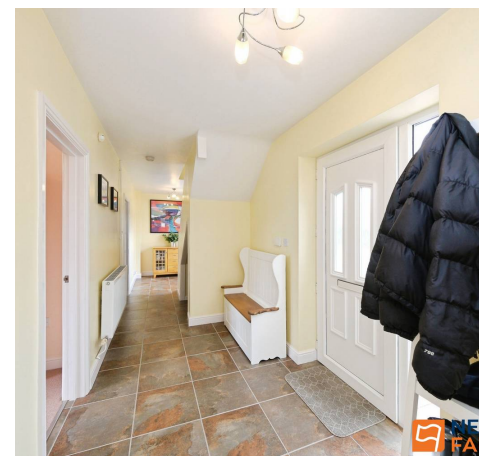
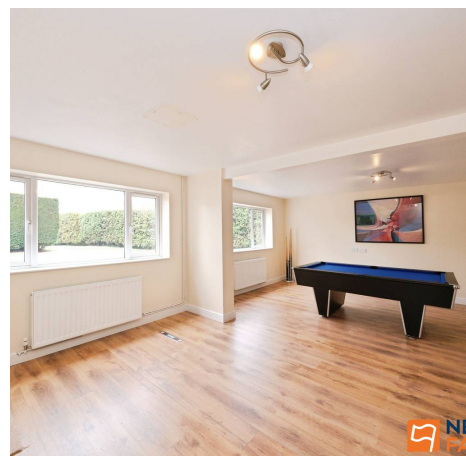
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Individual Detached House
- Surrounded By Open Fields
- Spacious Well Proportioned Living Space
- Quarter Acre Plot Plus Private Drive
- Three Reception Rooms
- Cloakroom and Utility
- Large Games Room
- Master Bedroom and En Suite Bathroom
- Four Further Good Bedrooms
- Family Bathroom





ENTRANCE HALL

27' 7" x 6' 4" (8.40m x 1.93m)

Entrance door from front elevation, tiled floor, staircase to first floor, under stairs storage area and radiator.

CLOAKROOM

6' 9" x 3' 10" (2.05m x 1.17m)

With low level WC and pedestal wash basin. Tiled floor, extractor fan and radiator. Window to front elevation.

KITCHEN/DINING ROOM

25' 10" x 17' 1" (7.87m x 5.21m)

A generous open plan kitchen/dining room overlooking the rear garden and patio through Upvc French doors. Fittings include a range vinyl wrapped cupboards comprising base units with solid wood working surfaces over and wall cupboards. Island cupboards/breakfast bar, deep glazed butlers sink, range cooker with cooker hood/extractor fan over and integrated dishwasher. Tiled floor and two radiators. Tiled splash backs. Windows to two elevations.

UTILITY ROOM

9' 3" x 6' 9" (2.83m x 2.05m)

Fitted cupboard and work surface, inset sink, tiled floor, plumbing for automatic washing machine, radiator and extractor fan.

GAMES ROOM

22' 4" x 17' 2" (6.80m x 5.23m)

A surprising additional space which could be divided to form two separate rooms if required. Two windows to front elevation, two radiators and laminate flooring. Boiler cupboard containing Worcester Bosh oil fired combination boiler.

STUDY

11' 5" x 10' 6" (3.48m x 3.20m)

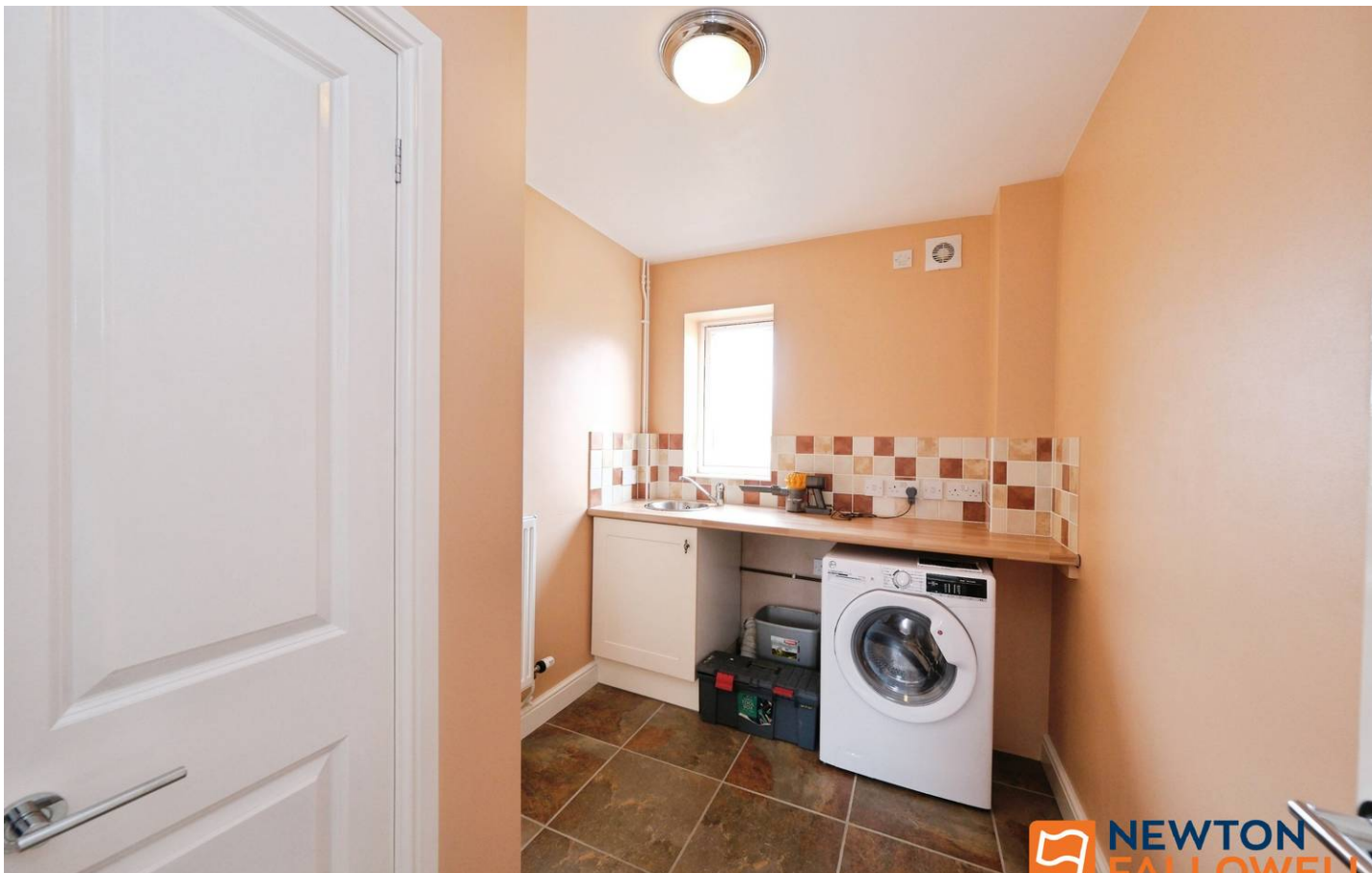
Window to rear and radiator.

LOUNGE

20' 3" x 15' 10" (6.18m x 4.82m)

A comfortable lounge with a wood burning stove for cosy winter nights. Windows to rear and side elevations. Upvc double glazed French doors to patio. Satellite and TV points. Radiator.





FIRST FLOOR LANDING

17' 2" x 6' 5" (5.24m x 1.95m)

Plus 4.25m x 1.96m. An L-shaped landing at the front of the house with windows to two elevations. Two radiators and two loft hatches to roof spaces.

MASTER BEDROOM

30' 2" x 17' 2" (9.19m x 5.22m)

Maximum measurements. An impressive fitted master bedroom with quality Hammonds furniture comprising two substantial ranges of wardrobes in attractive walnut style with mirrored doors, matching dressing table and corner chest, of drawers. Two windows to front elevation plus velux and French doors to Juliet balcony. Two radiators. Satellite and TV point.

EN SUITE BATHROOM

10' 11" x 10' 4" (3.32m x 3.16m)

Includes a freestanding roll top bath on ball and claw feet with central taps and shower attachment. Separate walk in shower cubicle, pedestal wash basin and low level WC. Velux window, chromed heated towel rail, extractor fan and tiled floor.

BEDROOM 2

15' 2" x 13' 9" (4.63m x 4.20m)

Also with range of Hammonds fitted wardrobes in walnut style with mirrored doors. Window to side and views. Radiator. Private door to family bathroom.

BEDROOM 3

13' 4" x 10' 6" (4.07m x 3.20m)

Middle bedroom with open views to the rear. Built in wardrobe. Radiator.

BEDROOM 4

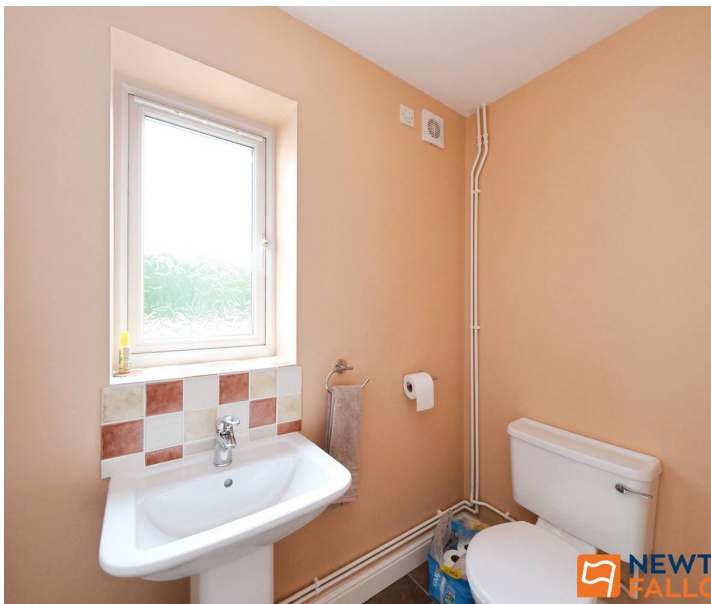
13' 7" x 9' 1" (4.15m x 2.76m)

End bedroom with dual aspect to side and rear. Built in wardrobe. Radiator.

BEDROOM 5

10' 0" x 7' 10" (3.04m x 2.38m)

End front bedroom with window to side, built in wardrobe cupboard and radiator.





BATHROOM

11' 8" x 10' 4" (3.56m x 3.15m)

Stylishly fitted and comprising a freestanding roll top bath on ball and claw feet with central taps and shower attachment. Separate walk in shower cubicle, pedestal wash basin and low level WC. Chromed heated towel rail and extractor fan. Window to rear and velux.

SERVICES

Mains water and electricity are connected. Drainage to a private system. Oil fired central heating is installed. We have not tested the services or appliances and prospective purchasers must rely on their own enquiries in this respect.

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 £60 (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

DIRECTIONS

Leave Grantham centre via Brook Street passing the Kings School and Wyndham Park on the right. Turn right at the traffic lights into Belton Lane and then right into Harrowby Lane. Continue to the outskirts of town before climbing the hill. Turn right at the brow into Harrowby. Proceed through the village before following the road through a 90 degree left turn into Turnor Road. After a short distance turn left along a private drive which leads to the house.





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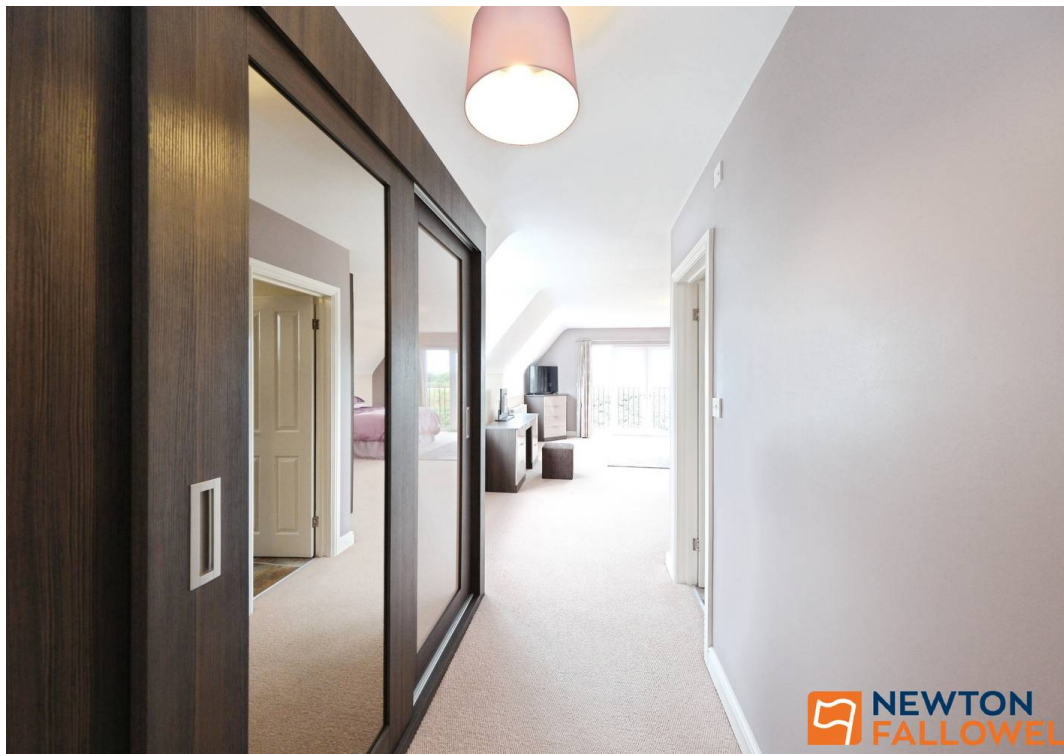
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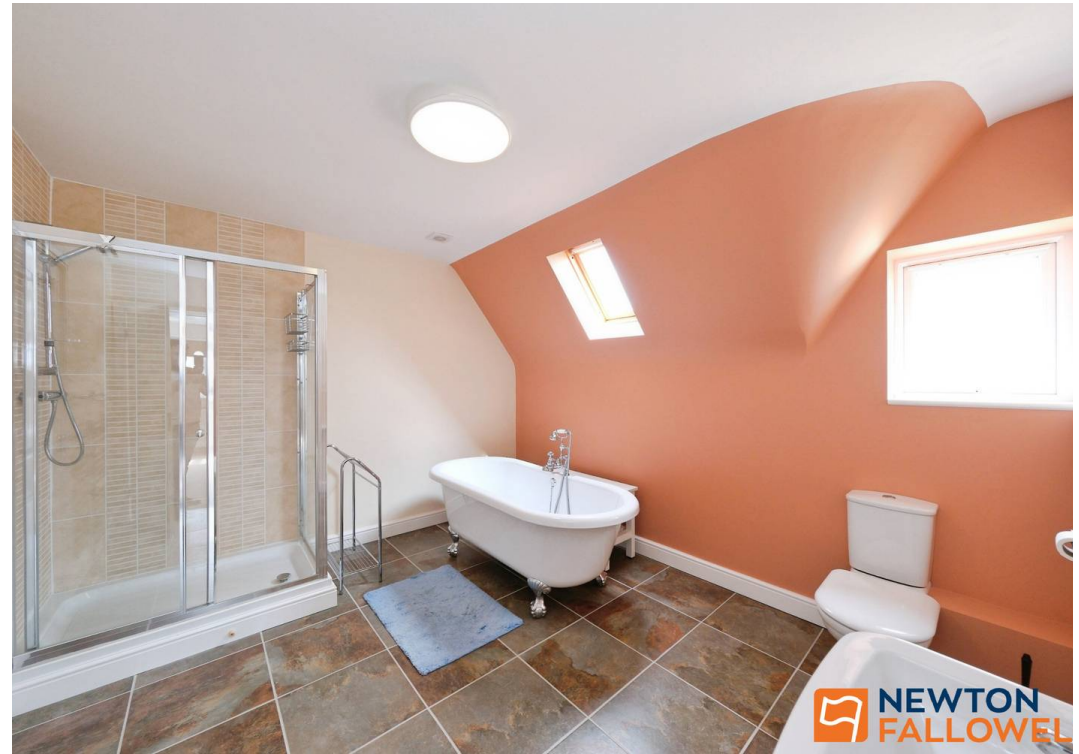
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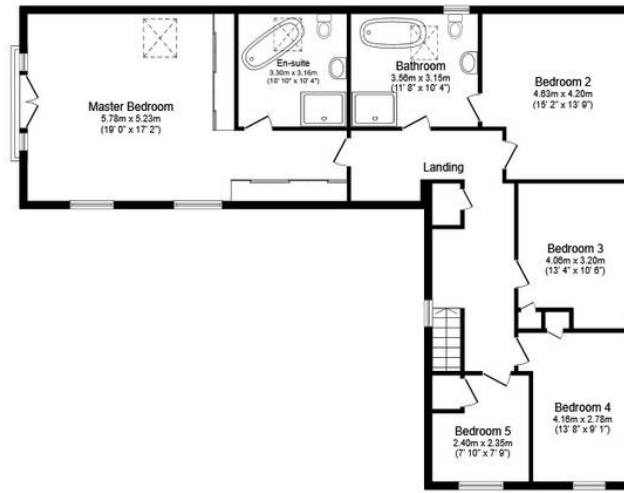




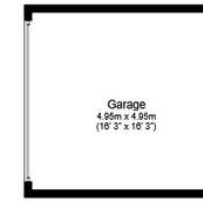




Ground Floor



First Floor



Garage

Total floor area 301.2 sq.m. (3,242 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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