



Hurfords

Plot 48, The Bamburgh, Bourne Road, Colsterworth, Grantham Freehold From £465,000

# Key Features



- 4 BEDROOM DETACHED HOUSE
- STUNNING KITCHEN/DINING/LIVING AREA
- LIVING ROOM WITH BI-FOLD DOORS ONTO GARDEN
- 1604 SQFT OF LIVING SPACE
- TWO EN-SUITES

## The Bamburgh

Step through the front door and into a welcoming entrance hall with convenient under-stairs storage and cloakroom. The hallway leads to both a spacious lounge and an expansive open-plan kitchen that includes both a dining area and family space. Bi-folding doors lead to the peaceful garden. The practical utility room provides additional storage and convenience.

Upstairs, the four bedrooms boast two en-suites and a family bathroom, with each bedroom being thoughtfully designed and proportioned.

Living Room 3.500m x 6.198m  
Family Area 3.339m x 3.305m  
Dining Area 3.339m x 3.045m



Kitchen/Breakfast 4.849m x 3.561m  
Utility Room 1.985m x 1.325m  
Cloak Room 1.985m x 1.075m  
Bedroom 1 4.849m x 4.546m (max)  
Bedroom 2 3.572m x 3.210m  
Bedroom 3 3.200m (min) x 2.903m (min)  
Bedroom 4 2.540m x 3.000m  
Bathroom 3.308m x 2.052m  
Ensuite 1 2.810m x 1.700m  
Ensuite 2 2.141m x 1.487

#### Area Info:

Newton Meadows is a prestigious collection of 3, 4, and 5-bedroom homes on the edge of the village of Colsterworth, built by Balfour Beatty Homes. This semi-rural location enjoys easy access to scenic country parks and excellent transport connections to the A1. With its own post office, GP surgery, local supermarket store, hairdressers, sports and social club, youth centre and nursery, the village is well served for everyday needs. Close by there are well-regarded local schools with Good Ofsted ratings. These lovely homes are sure to appeal to families and commuters alike with access to Grantham train station approximately 9 miles away, Here you will also find several gyms, a swimming pool, a bowling alley, and plenty of parks and open spaces.



# Bamburgh

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Family Area 3.339m x 3.305m	Bathroom 3.308m x 2.052m
Dining Area 3.339m x 3.045m	Ensuite 1 2.810m x 1.700m
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Ground floor



First floor



## Work And Transport


Nestled in tranquillity, Colsterworth, situated merely 9 miles from Grantham and 15 miles from Stamford, offers an idyllic location. For travelling by rail, nearby Grantham station offers a regular service into London Kings Cross St Pancras in as little as 1 hour 5 minutes. From Grantham you can also head north to York in just over an hour, or west to Nottingham in as little as 32 minutes. From Melton Mowbray station, just under 15 miles away, there are fast and frequent trains into Leicester in just 17 minutes or direct to Birmingham new Street in 1 hour 6 minutes.

Service Charge: £332.23 + VAT per property, per annum.

**AGENTS NOTE:** Photos taken from the show home and are to be used as a guide only!

# Selling your property?

Contact us to arrange a FREE home valuation.

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