



Winchester Road, Grantham



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Guide price £290,000

- Viewing Highly Advised!
- Detached Bungalow
- Popular Barrowby Gate Estate
- Extended To The Rear
- Spacious Kitchen / Diner
- Three Bedrooms
- Freehold
- EPC rating D



An EXTENDED three bedroom detached bungalow, located in the highly sought-after Barrowby Gate estate on the outskirts of Grantham on a CORNER PLOT. The property offers spacious accommodation, including a lounge, and spacious kitchen/diner. There are three generously sized bedrooms, one with an en-suite shower room, a family bathroom, utility room, garage, and ample driveway parking. Externally, the home benefits from gardens to both the front and rear.

ACCOMMODATION

ENTRANCE HALL

Steps up to an open porch lead through a half obscure uPVC double glazed entrance door with matching side panel into the entrance hall, with storage cupboard, tiled flooring and radiator.

LOUNGE

4.73m x 3.56m (15'6" x 11'8")

Having uPVC double glazed bow window to the front aspect, gas fire and radiator.

INTERNAL HALLWAY

Having airing cupboard housing the gas fired central heating boiler.





KITCHEN / DINER

5.99m x 3.6m (19'8" x 11'10")

With uPVC double glazed window to the side and rear, door to the utility room, fitted with eye and base level units, work surfacing with inset sink and drainer and tiled splashbacks, electric integrated oven, space and plumbing for dishwasher, space for fridge freezer, tiled flooring and radiator.

UTILITY ROOM

4.49m x 1.79m (14'8" x 5'11")

With uPVC double glazed window to the rear aspect, eye and base level units, sink and drainer, space and plumbing for washing machine, space for tumble dryer, radiator, tiled flooring and door to the garden.

BEDROOM ONE

4.06m x 2.96m (13'4" x 9'8")

With uPVC double glazed window to the rear aspect and radiator.

EN-SUITE

1.74m x 1.96m (5'8" x 6'5")

Having uPVC obscure double glazed window to the side aspect, shower cubicle, wash basin and low level WC., part tiled walls, extractor fan, radiator and tiled flooring.

BEDROOM TWO

4.13m x 2.92m (13'6" x 9'7")

With uPVC double glazed window to the front aspect and radiator.

BEDROOM THREE

1.96m x 2.63m (6'5" x 8'7")

With uPVC double glazed window to the side aspect and radiator.

FAMILY BATHROOM

2.72m x 1.99m (8'11" x 6'6")

With uPVC obscure double glazed window to the side aspect, panelled bath with electric shower over, wash basin and low level WC., part tiled walls, extractor fan, radiator and tiled flooring.

OUTSIDE

The property occupies a larger than average corner plot and is set well back from the road with a quite private outlook to the front. It has a generous lawned garden with ornamental trees, attractive rockery style area and hedging to the boundaries. A concrete driveway and turning area also leads to the single garage. To the side there is a gravelled area and at the rear there is a mainly lawned garden which is quite private due to there only being bungalows adjacent and it has many mature shrubs and bushes, being fully enclosed with views across Barrowby Gate.

GARAGE

With up-and-over door, door to the rear.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

From High Street continue onto Watergate continuing over the roundabout adjacent to Asda onto Barrowby Road (A52). At the next roundabout turn left onto Barrowby Gate, left onto Worcester Road and the property is along on the right-hand side facing Chelmsford Drive.





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. There is also a local bus route to town.

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.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

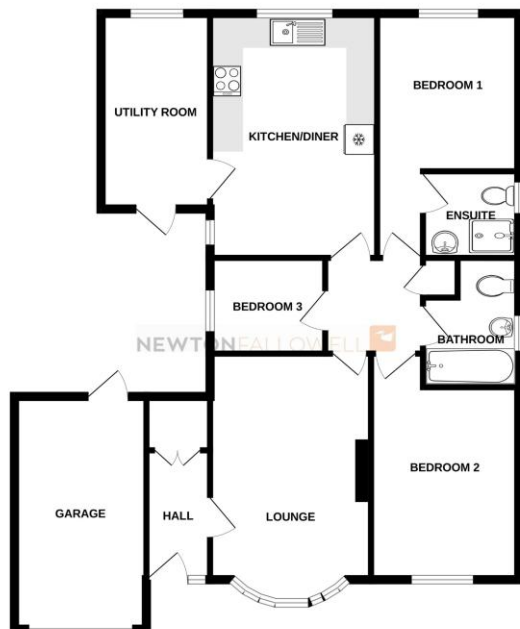
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For more information please call in the office or telephone 01476 591900.

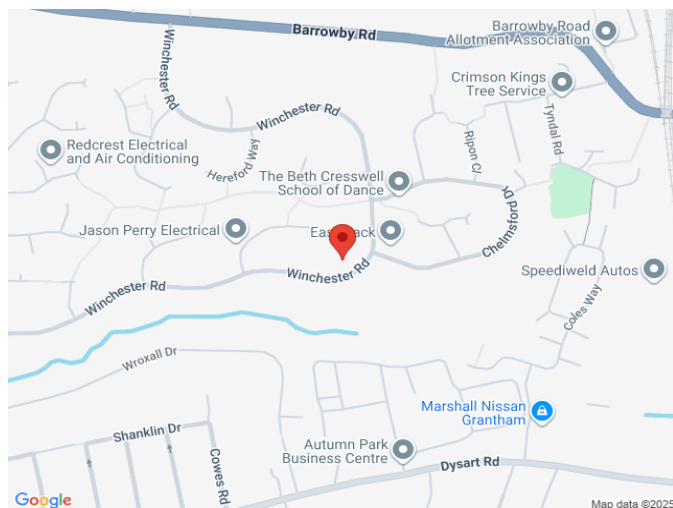


Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell

01476 591900

grantham@newtonfallowell.co.uk