



Knaresborough Drive, GRANTHAM NG31 8UP

welcome to

Knaresborough Drive, GRANTHAM

A 'Move in Ready' detached family home on the desirable Barrowby Edge. Stunning interior decor with an open plan kitchen, living and entertaining area, lounge, modern kitchen with utility, four bedrooms, en-suite and family bathroom. Located on a corner plot with driveway, garage and rear garden.



Entrance

Entering the property through a part-glazed door, this open entrance will meet you with a shoe/coat cupboard along with a downstairs cloakroom, staircase rising to the first floor and doors through to the lounge and kitchen area. Also includes one radiator and ceramic tile flooring.

Downstairs Cloakroom

With a vanity sink unit, low level WC, radiator and ceramic tile flooring.

Lounge

20' 1" x 11' 11" (6.12m x 3.63m)

Beautiful light and airy dual aspect room with one window to the front aspect and two windows to the side aspect, carpet, and two radiators.

Open Plan Kitchen/Living Area

15' 9" x 21' (4.80m x 6.40m)

This stunning open plan layout features a window to the front aspect and comprising of fully fitted modern white units to both the floor and eye level with marble effect worktops over, stainless steel sink, drainer and tap. Integrated double oven, hob, extractor hood and splashback. Built-in fridge freezer and dishwasher. A conveniently placed breakfast bar, with plenty of cupboard space. Benefitting from spotlights to the ceiling, two radiators, ceramic tile flooring and space for a dining table. French doors with side and window panels takes you out to the paved patio area.

Utility Area

3' 8" x 6' (1.12m x 1.83m)

From the kitchen this accessible utility area provides cupboard space, marble effect worktop with a small inset sink, space for a washing machine, wall mounted boiler, ceramic tile flooring and convenient door leading out to the rear aspect.

First Floor Landing

With a side window, airing cupboard, hatch access to loft and doors into the bedrooms and family bathroom.

Principal Bedroom

11' 8" x 9' 4" (3.56m x 2.84m)

Lovely dual aspect bedroom with windows to both the side and rear aspects, triple fitted wardrobes, carpet, radiator and door through to the en-suite.

En-Suite Shower Room

With a window to the side aspect and comprising of a walk-in shower enclosure, pedestal wash hand basin, low level WC, tiling to the walls, heated towel rail, shaver socket, extractor fan and wood effect flooring.

Bedroom Two

10' 3" x 10' 1" (3.12m x 3.07m)

With a window to the front aspect, triple fitted wardrobes, carpet and radiator.

Bedroom Three

8' x 12' 4" (2.44m x 3.76m)

With a window to the side aspect, carpet and radiator.

Bedroom Four

7' x 8' 4" (2.13m x 2.54m)

With a window to the front aspect, cupboard over the stairs, carpet and radiator. (This bedroom is currently being used as a home office space).

Family Bathroom

With a window to the side aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, tiling to the walls and wood effect flooring.

General Description Outside

On a corner plot with hedging to the front and sweeping around the side, which leads to a driveway for approximately two vehicles and single garage. Gated access through to the rear garden and an access door into the garage.

The rear garden features a paved patio area, perfect for outside dining and entertaining, lawn with borders, flower beds and mature shrubs. Enclosed by a brick wall.

Single Garage with and up and over door, power and lighting.



view this property online williamhbrown.co.uk/Property/GST113542



welcome to

Knaresborough Drive, GRANTHAM

- Detached Family House
- Open Plan Kitchen/Living/Entertaining
- Separate Lounge
- Four Bedrooms
- Driveway/Garage and Garden

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

guide price

£380,000



Ground Floor



First Floor



Garage

william h brown



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113542



Property Ref:
GST113542 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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