



**Eastfield Barns, Frieston Road, Hough-On-The-Hill, Grantham NG32
2BD**

welcome to

Eastfield Barns, Frieston Road, Hough-On-The-Hill, Grantham

GUIDE PRICE £350,000 - £375,000- Beautifully presented semi-detached BARN CONVERSION in the sought after village of Hough-on-the-Hill. BESPOKE bungalow featuring spacious accommodation with open plan kitchen diner, three double bedrooms, driveway, garage, office space and gym. Viewing is Essential



Entrance

Entering the property through a part-glazed composite door with tile flooring and open through to the open plan kitchen diner.

Lounge

21' 3" x 11' 8" (6.48m x 3.56m)

With a lovely size window to the front aspect, feature fireplace having half tile and stone mantle over with log burner, wood flooring, radiator and double patio doors leading to the garden at the rear.

Open Plan Kitchen Diner

20' 8" x 16' 7" (6.30m x 5.05m)

Stunning open plan area with high sloped ceilings, windows to the front and rear aspects and skylight letting in an abundance of light. Having a range of light wood units to both the floor and eye level white worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Integrated double oven, breakfast bar featuring electric hob with extractor chimney hood above. Space for a washing machine, dishwasher and fridge freezer, tile floor, two radiators, spotlights in the ceiling, Storage space, door leading to bedroom one and inner hallway leading to two bedrooms and family bathroom.

Bedroom One

14' 11" x 12' 2" (4.55m x 3.71m)

With a window and skylight to the front aspect overlooking into the courtyard garden, walk-in wardrobe, wood flooring, and two radiators.

Bedroom Two

14' 6" x 12' 6" (4.42m x 3.81m)

Spacious double room with a window to the front aspect, wood flooring, high sloped ceiling and a radiator.

Bedroom Three

13' 11" x 9' 11" (4.24m x 3.02m)

Another good size double bedroom with a window to the front aspect, wood flooring, high sloped ceiling and radiator.

Family Bathroom

7' 3" x 5' 6" (2.21m x 1.68m)

Three piece bathroom suite comprising a bath with shower over, wash hand basin, low level WC, partial tiling to the walls, tiled floor, skylight window, extractor fan, storage unit and heated towel rail.

General Description Outside

Stone walling and gated access to the front of the property, gravel driveway for two vehicles, large garage, fencing with hedging encompasses the courtyard garden and double gates leads you to the front entrance.

The pretty courtyard garden features a paved pathway to the entrance and timber outbuilding with bi-folding doors currently being used as a gym. Gravel perfect for pots and planters, with feature decking area for seating, outside dining and entertaining.

The second outbuilding sits at the rear currently being used as a home office, with full electrics, carpet flooring, wall lights, air conditioning unit and French doors leading out into an enclosed outdoor space which again is perfect for pots and planters or seating area.

The large single garage with power and lighting houses the boiler and oil tank, and has loft space which is great for storage.



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welcome to

Eastfield Barns Frieston Road, Hough-On-The-Hill Grantham

- Bespoke Semi-Detached Barn Conversion
- Spacious Open Plan Kitchen Diner
- Three Double Bedrooms
- Beautiful Courtyard Gardens
- Office Space, Gym and Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: D



Floor Plan

Outbuilding

guide price

£350,000 - £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113430 - 0003

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