



2 Thistle Court, Barkston
Grantham

Offers Over **£600,000**

DavidGrace





2 Thistle Court

Barkston, Grantham

Spacious four-bed detached home in Barkston village. Features open-plan kitchen, two en-suites, under-floor heating, double garage, study, and low-maintenance garden in a quiet cul-de-sac.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached Family Home in Barkston with Underfloor Heating
- Peaceful Cul-de-Sac Setting Offering Privacy and a Quiet Lifestyle
- Impressive Open-Plan Kitchen, Dining and Breakfast Room - Filled with Natural Light
- Separate Formal Sitting Room - Ideal for Relaxing and Entertaining
- Dedicated Home Office/Study - Perfect for Remote Working
- Four Spacious Double Bedrooms - Providing Excellent Accommodation
- Two En-Suite Bedrooms and Family Bathroom
- Double Garage and Large Driveway Providing Lots of Parking
- Low Maintenance Rear Garden - Ideal for Outdoor Enjoyment
- EPC - tbc

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This superb four-bedroom detached home, situated in the highly sought-after village of Barkston, offers the perfect blend of space, style, and family-friendly living. Tucked away in a peaceful cul-de-sac, the property enjoys a tranquil village setting while providing everything needed for modern family life. With under-floor heating throughout the downstairs offering a touch of luxury and efficiency. The accommodation is welcomed by a spacious entrance hall, creating an impressive first impression. To the front of the property is a comfortable formal sitting room, ideal for relaxing or entertaining family and friends, while a separate study provides the perfect space for home working.

The true heart of the home is the outstanding open-plan kitchen, dining and breakfast room. Flooded with natural light, this versatile space has been designed with both everyday family life and entertaining in mind. The well-appointed kitchen offers plenty of space for cooking and baking, while the dining area is perfect for hosting gatherings and special occasions. The bright breakfast area with a vaulted ceiling provides a wonderful spot to enjoy morning coffee while overlooking the garden. A practical utility room and ground-floor WC complete the ground floor.

The layout strikes an excellent balance between open-plan living and privacy, with generous communal spaces complemented by two separate reception rooms.



Upstairs, a spacious landing enhances the sense of space throughout the first floor. There are four well-proportioned double bedrooms, providing lots of space for growing families. Bedroom 1 benefits from its own en-suite shower room, creating a private retreat, while the second bedroom also enjoys an en-suite. The remaining two bedrooms are served by a stylish family bathroom, ensuring plenty of convenience for the whole household.

Externally, the property continues to impress. A large driveway provides great off-road parking and leads to a double garage, while the low-maintenance rear garden offers an attractive outdoor space to relax and entertain with minimal upkeep.

A fantastic family home in a desirable village location, offering generous living accommodation, excellent entertaining space and versatile family living throughout.



Entrance hall

Kitchen/ dining room
24' 11" x 25' 3" (7.60m x 7.70m)

Utility room

Sitting Room
17' 9" x 15' 9" (5.40m x 4.80m)

Study
11' 10" x 10' 2" (3.60m x 3.10m)

WC

Landing

Master Bedroom
17' 9" x 11' 6" (5.40m x 3.50m)

Ensuite

Bedroom 2
14' 5" x 15' 1" (4.40m x 4.60m)

Ensuite

Bedroom 4
10' 2" x 11' 6" (3.10m x 3.50m)

Bathroom

Garage
20' 4" x 11' 6" (6.20m x 3.50m)





GARDEN

GARAGE

Double Garage

DRIVEWAY

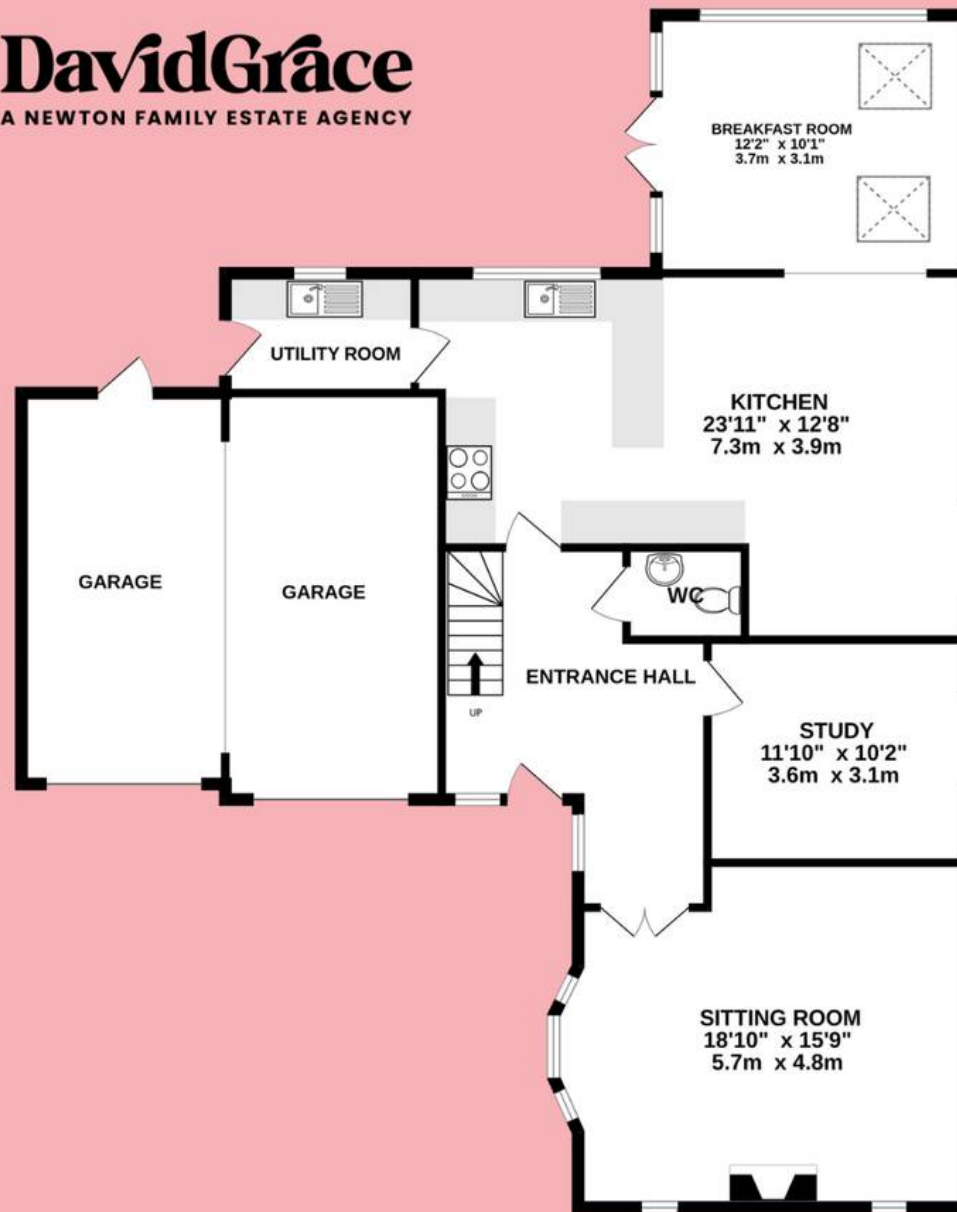
4 Parking Spaces





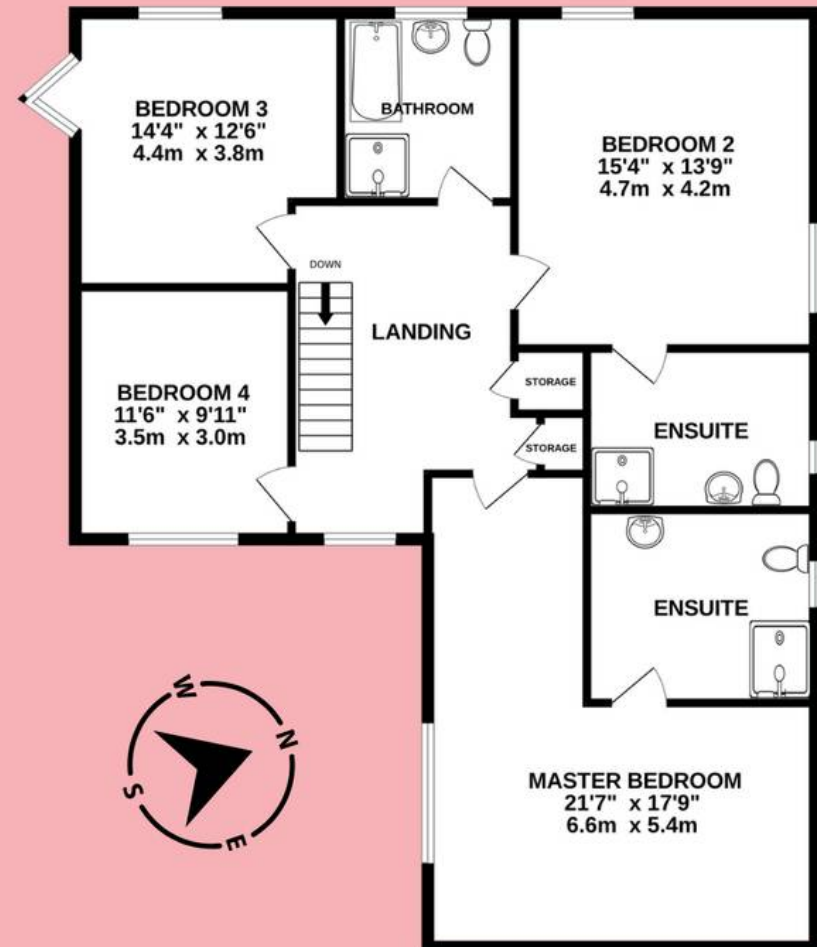






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Approx Area inc Garage: 2,622 sq ft/243.6m²



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, No details are guaranteed, they cannot be relied upon for any purpose and 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).

