

Bluebell Barn, Ryders Court, The Hall Farmyard, Harrowby
Grantham NG31 9HF

william h brown

welcome to

Bluebell Barn, Ryders Court, The Hall Farmyard, Harrowby, Grantham

GUIDE PRICE £240,000 - £250,000 - NEW BUILD BARN CONVERSION - in a semi-rural location. Energy efficient and constructed with a cedar wood exterior, solid oak wood flooring and underfloor heating. Open plan living with two bedrooms and shower room. Viewing is a Must!













Entrance
With glazed door leading into the spacious entrance hall. Set of double doors leading to a large storage cupboard which incorporates the underfloor heating controls. Solid oak wood flooring with underfloor heating and doors leading to all rooms.

Open Living Area
French doors and side window panels to the front providing lots of light. Skirting boards, solid oak wood flooring and spotlights to the ceiling.
Open plan aspect to the kitchen area,
Which will have a range of fitted units and a convenient breakfast bar, integrated appliances and with a window to the rear aspect.

Bedroom One
This double bedroom has a window to the front aspect, spotlights to the ceiling and carpet flooring.

Bedroom Two
Another double bedroom with spotlights to the ceiling, carpeted flooring. Window to the rear aspect

Family Shower Room
With semi circular shower cubicle, low-level WC and vanity sink unit with cupboard beneath. Electric heated towel rail, spotlights to the ceiling, extractor fan and window to the rear aspect. Tiled flooring and partial tiling to the walls.

General Description Outside
Beautifully landscaped gardens are mainly laid to lawn with large Indian stone patio area, ideal for outside dining.
At the entrance to the property, there are minimum two parking spaces. Gate to Ryders Court with fenced bin storage adjacent.

Agents Note:
The property also benefits from mains gas, gas boiler used for underfloor heating and hot water.

Agents Note 1:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Bluebell Barn, Ryders Court The Hall Farmyard, Hall Lane, Harrowby Grantham

- New Build Barn Conversion
- Energy Efficient and Underfloor Heating
- Open Plan Living
- Two Double Bedrooms
- Exterior Space

Tenure: Freehold EPC Rating: Exempt

guide price

£240,000 - £250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113366

The Property Ombudsman

Property Ref:
GST113366 - 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.

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