



37 Lincoln Close,  
Grantham. NG31 8RQ



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**£355,000 - £365,000**

- Extended Detached Home
- Popular Barrowby Gate Location
- Stunning Open-Plan Living
- Modern Kitchen & Lounge
- 5 Generous Bedrooms
- Modern Family Bathroom & Cloakroom
- Conservatory
- Large Rear Garden - Corner Plot
- Driveway Parking & Garage
- Freehold - EPC Rating C





This beautifully presented and extended detached family home is located on the highly sought-after Barrowby Gate estate. Occupying a generous corner plot, the property boasts a stunning landscaped rear garden and spacious modern interiors throughout.

The home offers an impressive open-plan living area, five comfortable bedrooms and stylish contemporary features. The accommodation comprises: an entrance hall, a bright and airy lounge, a modern kitchen/dining area, a conservatory, a ground floor cloakroom, five well-proportioned bedrooms and a family bathroom.

Externally, the front of the property provides off-road parking and access to a single garage, with a well-maintained lawn offering added privacy. To the rear, you'll find a beautifully designed, enclosed three-tiered garden ideal for relaxing or entertaining on a sunny day.

This is a perfect home for families looking for space, style and a desirable location!

## ACCOMMODATION

### ENTRANCE HALL

With part glazed uPVC entrance door, stairs rising to the first floor.









## LOUNGE

4.03m x 4.57m (13'2" x 15'0")

With uPVC double glazed bay window to the front aspect, radiator, laminate flooring, spotlights, under stairs storage cupboard and being open to the kitchen diner.

## KITCHEN / DINING AREA

7.69m x 2.6m (25'2" x 8'6")

With uPVC half obscure double glazed door to the side aspect, two uPVC double glazed windows to the rear and uPVC double glazed French doors to the conservatory and having an excellent range of base level cupboards and drawers with matching wall cupboards, extensive work surfacing incorporating breakfast bar seating and inset one and a half bowl sink and drainer with utility mixer tap over, inset wine rack, laminate flooring, tiled splashbacks, Beko gas range cooker with extractor over, space and plumbing for washing machine, space for fridge freezer, spotlights, under counter lighting, contemporary tall standing radiator, kickplate heating and pantry cupboard with sliding door.

## CONSERVATORY

3.46m x 2.35m (11'5" x 7'8")

Of dwarf brick wall construction with uPVC double glazed units above and French doors to the garden, radiator and tiled floor.

## CLOAKROOM

1.39m x 1.35m (4'7" x 4'5")

With uPVC obscure double glazed window to the side aspect, oval countertop wash basin with vanity storage below and tiled splashback, concealed cistern WC., ladder style heated towel rail and laminate flooring.

## FIRST FLOOR LANDING

Having storage cupboard.

## BEDROOM ONE

3.35m x 2.99m (11'0" x 9'10")

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

## BEDROOM TWO

2.83m x 2.97m (9'4" x 9'8")

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

### BEDROOM THREE

4.74m x 2.35m (15'7" x 7'8")

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

### BEDROOM FOUR

2.32m x 2.87m (7'7" x 9'5") maximum measurements.

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

### BEDROOM FIVE

2.67m x 2.03m (8'10" x 6'8")

Having uPVC double glazed window to the front aspect, fitted wardrobe and radiator.

### FAMILY BATHROOM

1.89m x 1.7m (6'2" x 5'7")

With uPVC obscure double glazed window to the rear aspect, a recently re-fitted white suite comprising 'L' shaped panelled bath with glazed shower screen and shower over, floating vanity wash basin and low level WC., fully tiled walls, laminate flooring and heated towel rail.

### OUTSIDE

A driveway leads to the garage and there is a lawned front garden with established Rowan tree. A gate to either side lead through to the rear garden. The rear garden, which is quite private, is spread over three tiers with a large decked seating area leading from the conservatory and across the rear of the property. Steps lead onto a lawned garden which wraps around the side of the property where there is a paved area and garden shed. Further steps lead onto a soft play area with artificial grass. There is brick walling and fencing to the boundaries, outside cold water tap and outside lighting.

### SINGLE GARAGE

With up-and-over door, internal door and uPVC double glazed window to the side.

### SERVICES

Mains water, gas electricity and drainage are connected.







## COUNCIL TAX

The property is in Council Tax Band C.

## DIRECTIONS

From High Street continue on to Watergate taking the left turn at the traffic lights and continuing over the roundabout adjacent to Asda, under the railway bridge and onto Barrowby Road (A52). Proceed out of town taking the left turn at the roundabout on to Barrowby Gate, left on to Winchester Road and right onto Lincoln Close. The property is on the right-hand side, occupying a corner position.

## GRANTHAM

There are local amenities available on Barrowby Gate including bus service to town and Tesco Express store and local schools and nurseries available within the area. The property is also situated within the catchment area for the Poplar Farm Primary School.

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.

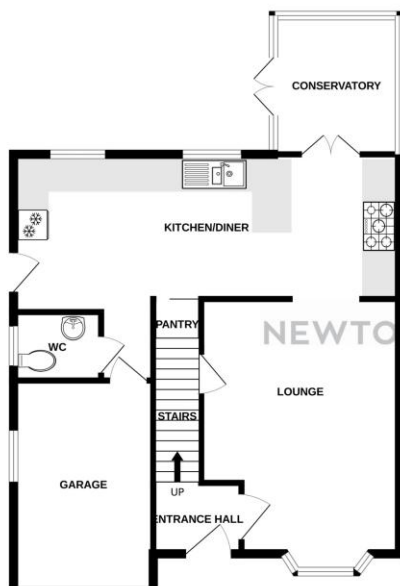
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For more information please call in the office or telephone 01476 591900.



# Floorplan

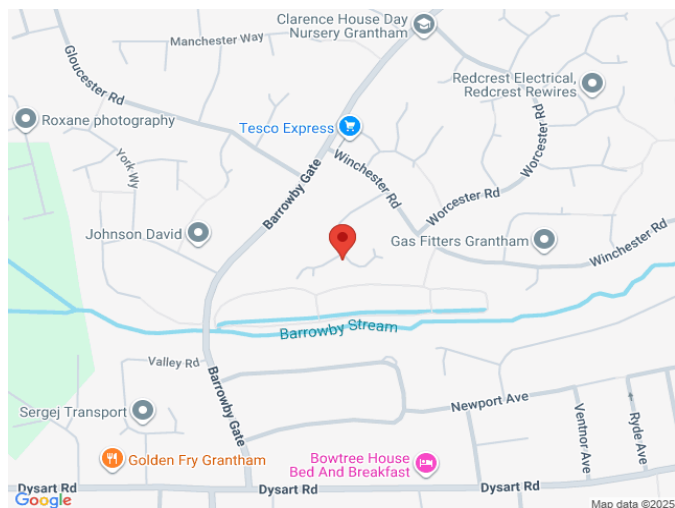
GROUND FLOOR



1ST FLOOR



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