



Manor Road, Barrowby



**£400,000**

- Extended Detached Home
- Four Double Bedrooms
- Desirable Village Location
- Sought-After Position In The Village
- Beautifully Presented Throughout
- Landscaped Garden
- Freehold
- EPC rating: TBC





A beautifully presented and thoughtfully extended four bedroom detached home, benefitting from a driveway and an immaculately re-landscaped rear garden.

The accommodation is arranged over two floors and comprises a welcoming entrance hall, formal sitting room, dining room, and a stunning open-plan kitchen/breakfast room, complemented by a contemporary garden room. Further ground floor accommodation includes a utility room and a cloakroom/WC.

To the first floor are four well-proportioned double bedrooms, with the principal bedroom enjoying the benefit of an en suite shower room, together with a modern family bathroom.

The rear garden has been expertly re-landscaped and provides an attractive and private outdoor space, featuring a working pond, a variety of patio seating areas, lawned sections, and well-established planting, all fully enclosed.

To the front, a driveway provides ample off-street parking and leads to a half-length garage with an electric door, currently utilised for storage.

Early viewing is highly recommended to fully appreciate the quality and setting of this exceptional home!









## BARROWBY

Barrowby is a popular and thriving village located just to the west of Grantham and offers easy access to the A1 for rapid north south road communication and the A52 to Nottingham (23 miles). The village is a very practical commuter destination with trains from Grantham to London King's Cross with a journey time from around 70 minutes. There is also a useful cross country train from Grantham to Nottingham. Amenities within the village include a good C of E Primary School, a bistro/coffee shop, the White Swan public house, and a Co-Op. There are comprehensive facilities and a range of national retailers represented in nearby Grantham. Opportunities for secondary education include the renowned King's School and Kesteven and Grantham Girls School.

## ACCOMMODATION

### ENTRANCE HALL

Having carpet flooring, useful under stairs storage cupboard, stairs rising to the first floor landing, and a wall-mounted radiator.

### KITCHEN / BREAKFAST AREA

5.71m x 5.2m (18'8" x 17'1")

With uPVC double glazed window to the rear aspects, uPVC double glazed patio doors to the rear, uPVC double glazed patio doors to the side, a range of base level cupboards and drawers with matching eye level units - all with the benefit of additional lighting, work surfacing with one and a half inset sink and drainage, integrated dishwasher, integrated fridge freezer, space for table and chairs, three feature radiators, tiled flooring, TV point, integrated double electric oven, and spotlights. The stunning island boasts inset five ring gas hob with extractor hood over, powerpoints, and space for stools to create a breakfast bar area.

### LOUNGE

5.49m x 3.64m (18'0" x 11'11")

With large uPVC double glazed window to the front aspect, double doors to the dining room, radiator, TV point, Karndean Flooring, and feature gas fire acting as a central focal point.

### DINING ROOM

3.03m x 3.7m (9'11" x 12'11")

With uPVC bi-fold doors leading to the Garden Room, Karndean Flooring, and a radiator.

## GARDEN ROOM

2.82m x 3.57m (9'4" x 11'8")

With uPVC double glazed windows to side and rear, bi-fold doors leading to the rear garden, skylight, spotlights, wall-lights, Karndean Flooring, and a radiator.

## UTILITY ROOM

2.2m x 2.36m (7'2" x 7'8")

With a range of wall and base units, space for upright fridge freezer / tumble dryer, space and plumbing for washing machine, sink with tap over, tiled flooring, and a door to the half-garage.

## HALF-GARAGE

With electric door, and currently utilised as an additional storage space.

## CLOAKROOM / W/C

1.08m x 1.66m (3'6" x 5'5")

With uPVC double glazed window to the front aspect, fully tiled walls, radiator, and a 2-piece white suite comprising corner wash handbasin with vanity storage beneath and a WC.

## FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect, carpet flooring, radiator, and cupboard housing the hot water tank.

## BEDROOM ONE

3.5m x 3.03m (11'6" x 9'11")

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







### EN-SUITE

2.08m x 2.68m (6'10" x 8'10")

With uPVC double glazed window to the rear aspect, a walk-in shower cubicle, wash basin, low level WC., radiator, extractor fan, spotlights, and tiled flooring.

### BEDROOM TWO

2.63m x 3.05m (8'7" x 10'0")

With uPVC double glazed window to the front aspect, carpet flooring, and a radiator.

### BEDROOM THREE

2.71m x 2.5m (8'11" x 8'2")

With uPVC double glazed window to the front aspect, wooden flooring, and a radiator.

### BEDROOM FOUR

2.21m x 3.05m (7'4" x 10'0")

With uPVC double glazed window to the side aspect, carpet flooring, and a radiator.

### BATHROOM

1.97m x 1.83m (6'6" x 6'0")

With uPVC double glazed window to the side aspect, a bath with mixer tap and shower over, wash basin, low level WC., tiled flooring, part-tiled walls, spotlights, and a radiator.



## EXTERIOR

To the front there is a block-paved driveway leading to the half garage with electric door, as well as a lawned space. To the rear of the home is a stunning landscaped garden. The space boasts numerous seating areas, a well-maintained pond with power, bar area, shed, and many established shrubs and flowers. The garden needs to be viewed to appreciate the size and quality on offer.

## DIRECTIONS

Leave the centre of Grantham via the A52 Barrowby Road and proceed out of town. Turn onto the A1 Northbound and after 200 yards, take the right onto High Road. Take a left turn onto Reedings Road, then the second right onto Pastures Road. Follow Pastures Road to the end, which takes you onto Manor Road. Continue along Manor Road, and the property will be on your left hand side.

## SERVICES

Mains water, gas, electricity and drainage are connected.

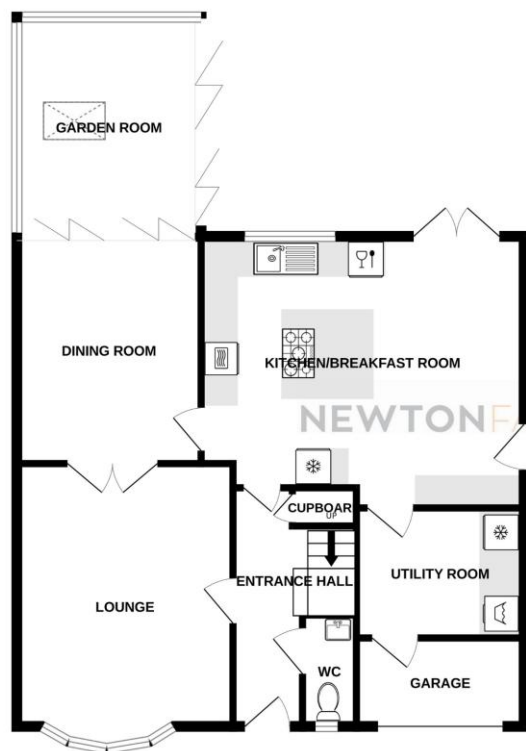
## COUNCIL TAX

The council tax band for this property is D

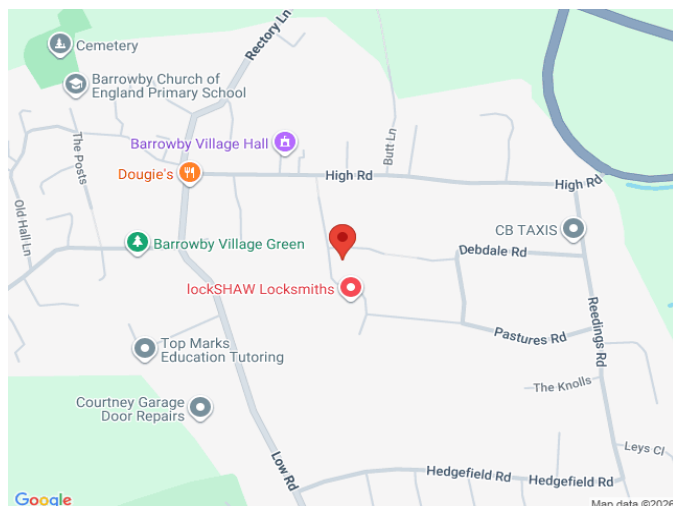
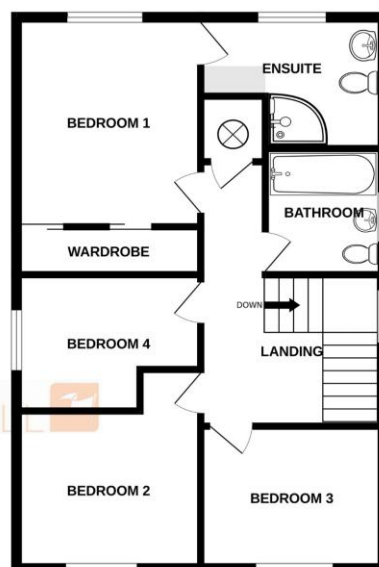


# Floorplan

GROUND FLOOR



1ST FLOOR



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