



**Carrick House, Main Street, Normanton, Grantham NG32 3BQ**



**welcome to**

**Carrick House, Main Street, Normanton, Grantham**

\*GUIDE PRICE - £450,000 - £475,000\* Nestled in the village of Normanton this lovely detached family house offers spacious accommodation, rural views, extensive plot and close to amenities in the neighbouring villages. Boasting three reception rooms, garden room, four bedrooms, and double garage.



### Entrance

Newly fitted composite door leading into the entrance hall. With wood effect flooring, radiator, staircase to the first floor landing and doors into the downstairs cloakroom, lounge and breakfast kitchen.

### Downstairs Cloakroom

Comprising of a pedestal wash hand basin, low-level WC, radiator and decorative tiled splashback.

### Lounge

21' 3" x 12' 10" ( 6.48m x 3.91m )

Dual aspect lounge which has a beautiful floor to ceiling brick built inglenook style fireplace with an inset multi fuel log burner, wood flooring, two radiators and coving to the ceiling. Windows to the front aspect, double doors taking you through to the Dining Room, and French doors leading you out to the rear garden.

### Dining Room

10' 10" x 9' 10" ( 3.30m x 3.00m )

With a window to the rear aspect, radiator, coving to the ceiling and door into the breakfast kitchen.

### Breakfast Kitchen

18' 11" x 10' 2" ( 5.77m x 3.10m )

With windows to the front and side aspects and having a range of beech coloured units at both floor and eyelevel and with decorative tiling to the walls. Sink with a single drainer and a mixer tap over, built-in double electric oven, induction hob and microwave. Integrated fridge. Space for a dishwasher. Fitted cupboard housing the consumer unit, radiator. Space for dining and doors leading into the utility room and the study.

### Utility Room

6' 8" x 5' 8" ( 2.03m x 1.73m )

Having a range of units at both floor and eyelevel with worktops over, tiled splashback. Sink unit with single drainer and mixer tap over. Plumbing for automatic washing machine. Wall mounted Worcester boiler and door leading to the garage.

### Study

9' 9" x 6' 5" ( 2.97m x 1.96m )

This internal area leading from the kitchen through to the conservatory is very versatile. This could either be used as a home office, games area, or potentially as a boot room.

### Garden Room

15' 9" x 11' 8" ( 4.80m x 3.56m )

This lovely size room has French doors leading out to the rear garden, sloping ceilings with skylight windows. Radiator and tiled floor.

### First Floor Landing

Spacious landing area which has a radiator and door leading to a storage cupboard. Hatch access to the loft which the vendor advises has lighting and has partially been boarded and also supported with a ladder. Doors into the bedrooms and family bathroom.

### Master Bedroom

11' 1" x 11' ( 3.38m x 3.35m )

This bedroom is a generous size with a window to the front aspect with beautiful field views. Radiator and television aerial point and door leading to the en-suite.

### En-Suite

With a window to the front aspect, fitted shower cubicle, pedestal wash hand basin, low level WC, radiator and extractor fan.

### Bedroom Two

10' 3" x 9' 8" ( 3.12m x 2.95m )

The second very spacious bedroom has a window to the front aspect overlooking fields and also a window to the side aspect, built-in double wardrobes and fixed shelving, radiator, television aerial point.

### Bedroom Three

11' x 10' 7" ( 3.35m x 3.23m )

Another very good size large double bedroom with a window to the rear aspect overlooking the beautiful gardens and the fields beyond. Fitted wardrobes with mirrored frontage to one wall and a radiator.

### Bedroom Four

10' 2" x 6' 10" ( 3.10m x 2.08m )

With built-in wardrobes, television aerial, radiator, window to the rear aspect overlooking the gardens and having field views.

### Family Bathroom

8' 7" x 5' 8" ( 2.62m x 1.73m )

This bathroom has a P-shaped bath with waterfall shower over, vanity sink unit with storage, low-level WC. Part tiling to the walls, heated towel rail and window to the rear aspect.

### General Description Outside

The front of the property is mainly gravelled to provide off-road parking, with an attached double garage. (This has the potential to be converted into further living space if required, subject to planning permission).

The rear gardens are a beautiful feature of this home. Ideal for a family with an extensive lawn area paved patio area, perfect for outside dining and entertaining. Newly built pavilion (available by separate negotiation) which is a stunning external home entertainment area.

The gardens offer a range of fruit trees, including cherry tree and apricot, a chicken coop. Vegetable gardens to include tomatoes, green beans, potatoes and also a woodstove. There is a newly fitted composite gate to the side aspect of the property which is maintenance free.

The double garage has a window to one side space for appliances, tall hot water cylinder which has been newly installed. There are fitted units and a workspace area.



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## Carrick House Main Street, Normanton Grantham

- Detached Family House
- Beautifully Presented
- Spacious Accommodation Throughout
- Four Bedrooms
- Substantial Plot, Driveway and Double Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£450,000 - £475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST113519 - 0006

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