



Riber Close, Grantham



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Freehold



## Key Features

- Spacious Detached Home
- Fantastic Plot
- Overlooking Green Area
- Sought After Location
- Three Double Bedrooms
- Ample Driveway Parking + Garage
- EPC rating TBC





An immaculately presented detached residence situated within the highly regarded David Wilson development off Barrowby Road, enjoying an attractive position overlooking an open green. The property offers well-balanced accommodation comprising three generous double bedrooms, elegant separate reception rooms and a spacious breakfast kitchen. The principal bedroom benefits from an en suite shower room, complemented by a stylish family bathroom.

Externally, the property is approached via a substantial driveway providing parking for several vehicles, together with an integral single garage. To the rear, the beautifully landscaped garden has been thoughtfully designed to offer a high degree of privacy, featuring mature planted borders and a patio area that is ideal for outdoor entertaining and family enjoyment.

## GRANTHAM

The property is ideally situated for access to the A52 to Nottingham and A1 north. There are local shops close by on Barrowby Gate including a Tesco Express and the Poplar Farm Primary School within an easy walk away.

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.

## ENTRANCE HALL

## CLOAKROOM

1.47m x 0.89m (4'10" x 2'11")

## KITCHEN / BREAKFAST ROOM

4.04m x 2.91m (13'4" x 9'6")

## DINING ROOM

2.78m x 2.55m (9'1" x 8'5")

## LOUNGE

4.04m x 3.37m (13'4" x 11'1")

## FIRST FLOOR LANDING

## BEDROOM ONE

3.54m x 2.86m (11'7" x 9'5")





### EN-SUITE

2.8m x 1.83m (9'2" x 6'0")

### BEDROOM TWO

3.86m x 2.48m (12'8" x 8'1")

### BEDROOM THREE

3.06m x 2.71m (10'0" x 8'11")

### FAMILY BATHROOM

2.1m x 1.99m (6'11" x 6'6")

### GARAGE

### SERVICES

Mains water, gas, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band C.

### DIRECTIONS

From High Street continue onto Watergate turning left at the traffic lights and proceeding over the roundabout adjacent to Asda onto Barrowby Road (A52). When you reach the roundabout take the right turn onto Pennine Way, right onto Balmoral Drive and right onto Lindisfarne Way. Turn right onto Riber Close and bear right and the property is facing you.



## AGENTS NOTE

Please note these particulars 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 asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

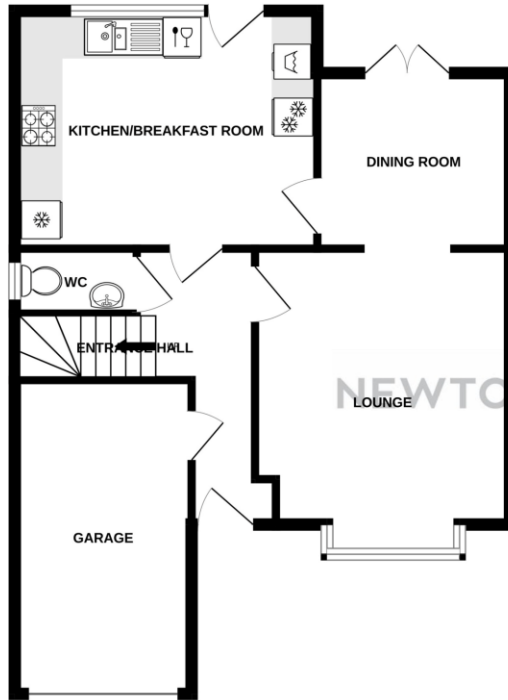
For more information please call in the office or telephone 01476 591900.



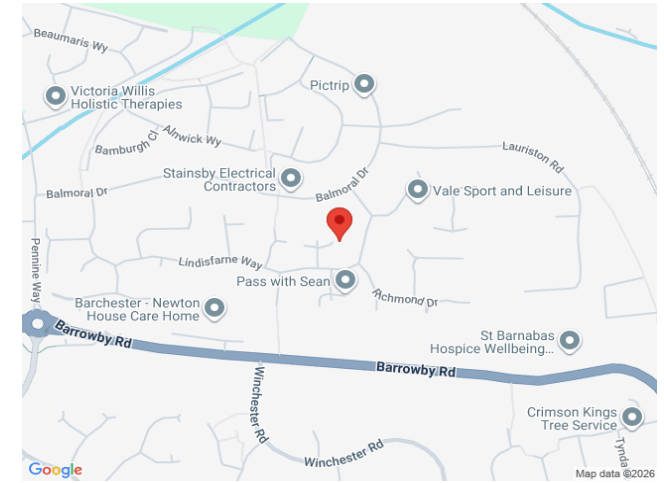
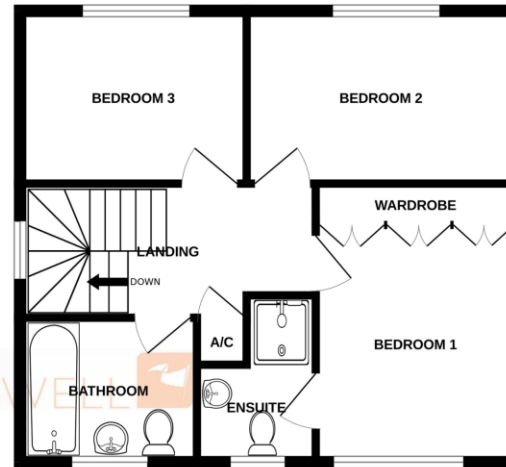


# Floorplan

GROUND FLOOR



FIRST FLOOR



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