

64 Lindisfarne Way, Grantham

£400,000

NEWTON FALLOWELL

64 Lindisfarne Way

Grantham

Spacious 4-bed executive home on Barrowby Lodge estate, Grantham. Three receptions, double garage, en suite, landscaped garden with verandah. Walk to town, amenities, and transport links.
Council Tax band: E

Tenure: Freehold

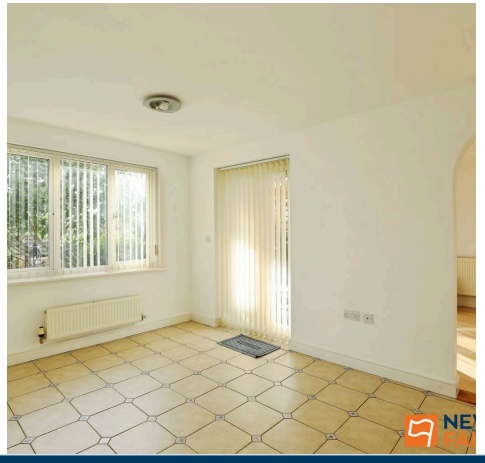
EPC Energy Efficiency Rating: C

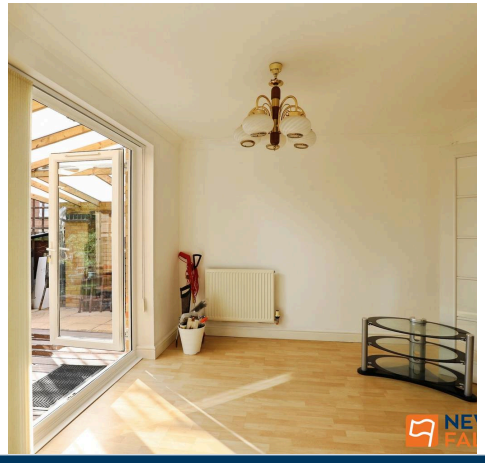
EPC Environmental Impact Rating:

- NO ONWARD CHAIN!
- Prime Barrowby Lodge Location
- Detached Executive Home
- Three Reception Rooms
- Master Bedroom Suite With En-Suite & Dressing Room
- Four-Piece Family Bathroom
- Kitchen & Utility
- Tiered Landscaped Garden
- Integral Double Garage
- Ample Off-Street Parking



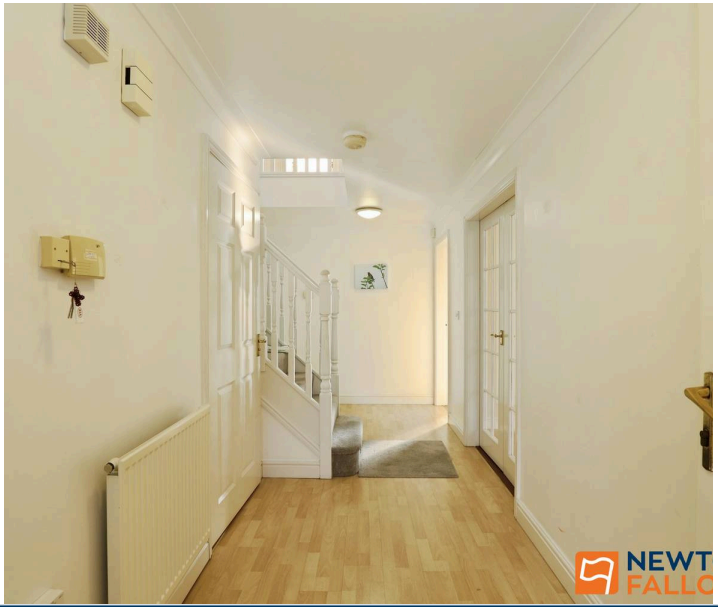












GRANTHAM

The property is within walking distance of local amenities, the town centre and railway station. 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.

ENTRANCE PORCH

ENTRANCE HALL

KITCHEN
13' 3" x 11' 2" (4.05m x 3.40m)

UTILITY ROOM
9' 8" x 5' 7" (2.95m x 1.71m)

DINING ROOM
14' 0" x 8' 11" (4.26m x 2.73m)

RECEPTION ROOM
10' 9" x 10' 2" (3.28m x 3.10m)

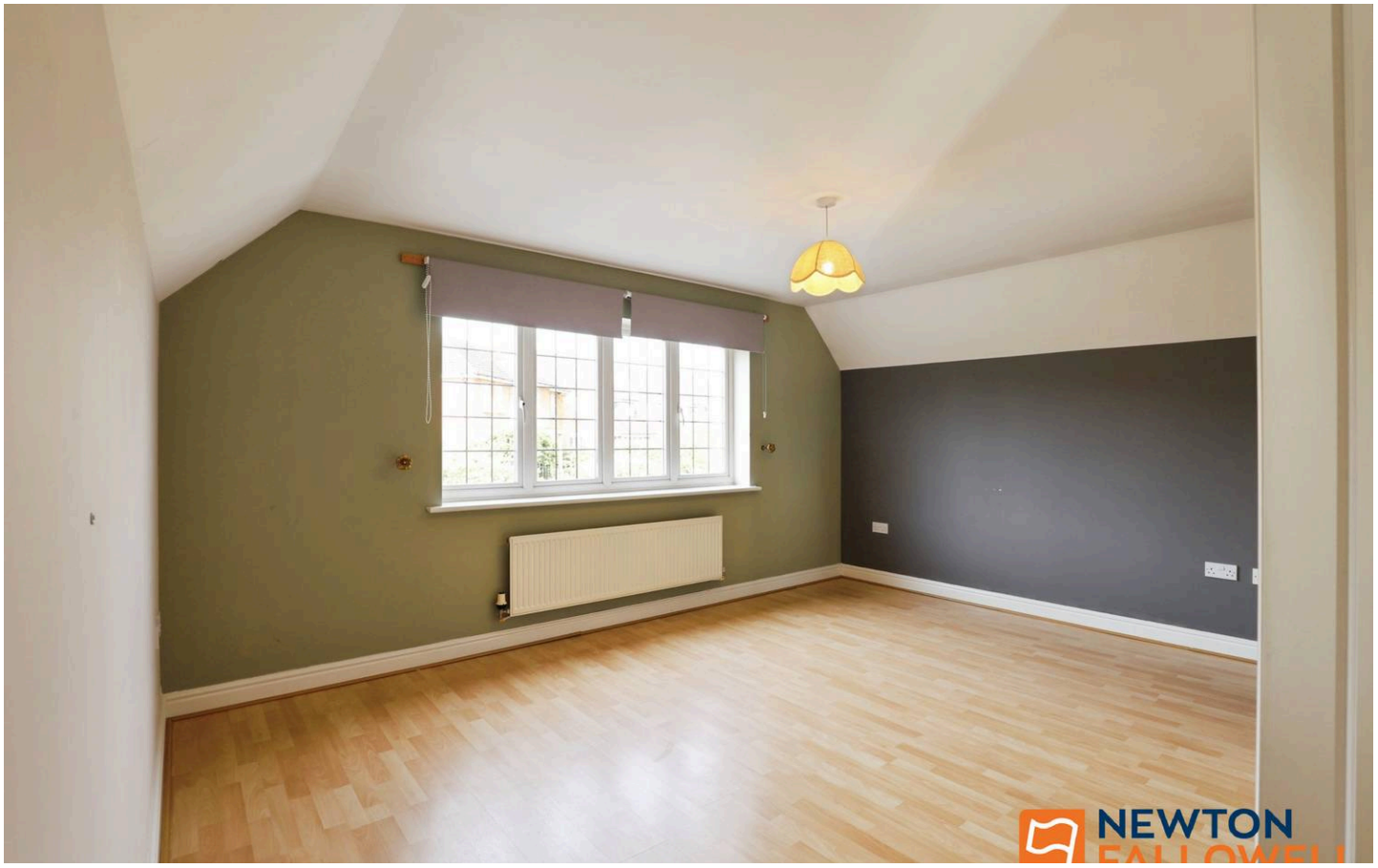
LIVING ROOM
15' 11" x 12' 0" (4.84m x 3.65m)

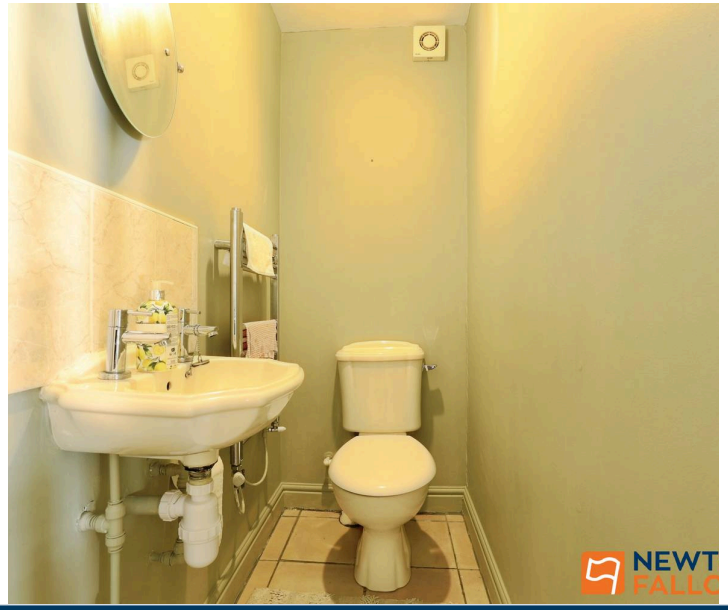
W/C

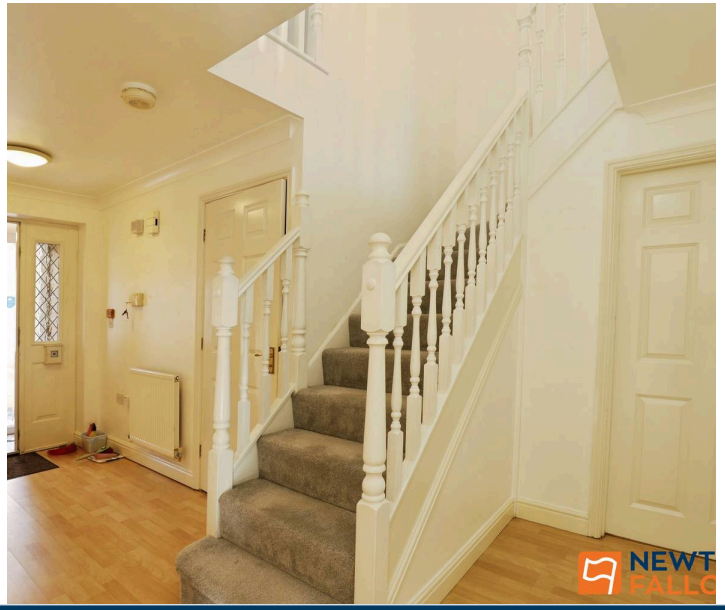
FIRST FLOOR LANDING

BEDROOM ONE
17' 3" x 15' 1" (5.26m x 4.60m)

DRESSING ROOM
5' 6" x 5' 4" (1.68m x 1.63m)







EN-SUITE

8' 4" x 6' 5" (2.55m x 1.95m)

BEDROOM TWO

12' 10" x 11' 11" (3.91m x 3.64m)

BEDROOM THREE

12' 0" x 11' 8" (3.65m x 3.55m)

BEDROOM FOUR

14' 8" x 9' 4" (4.47m x 2.85m)

FAMILY BATHROOM

9' 7" x 6' 2" (2.92m x 1.88m)

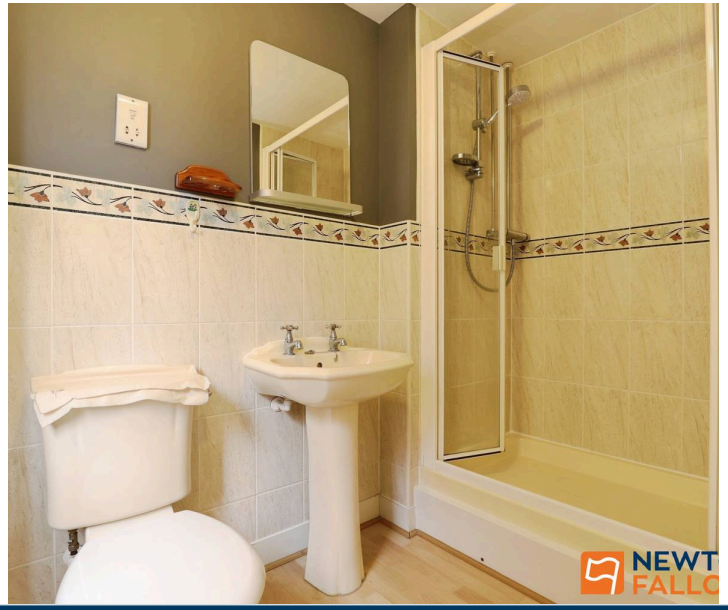
LOCATION

There are local amenities available on Barrowby Gate including a Tesco Express store and pharmacy and local schools and nurseries are available within the area. The property is situated within the catchment area for the Poplar Farm Primary School which is close by. 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.

ANTI MONEY LAUNDERING CHECKS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property or issuing a memorandum of sale







SERVICES

Mains electricity, water and drainage are connected. Gas fired central heating is installed. The services and appliances have not been tested and prospective purchasers must rely on their own enquiries in this respect.

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

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 £300 if you use their services. For more information please call in the office or telephone 01476 591900.

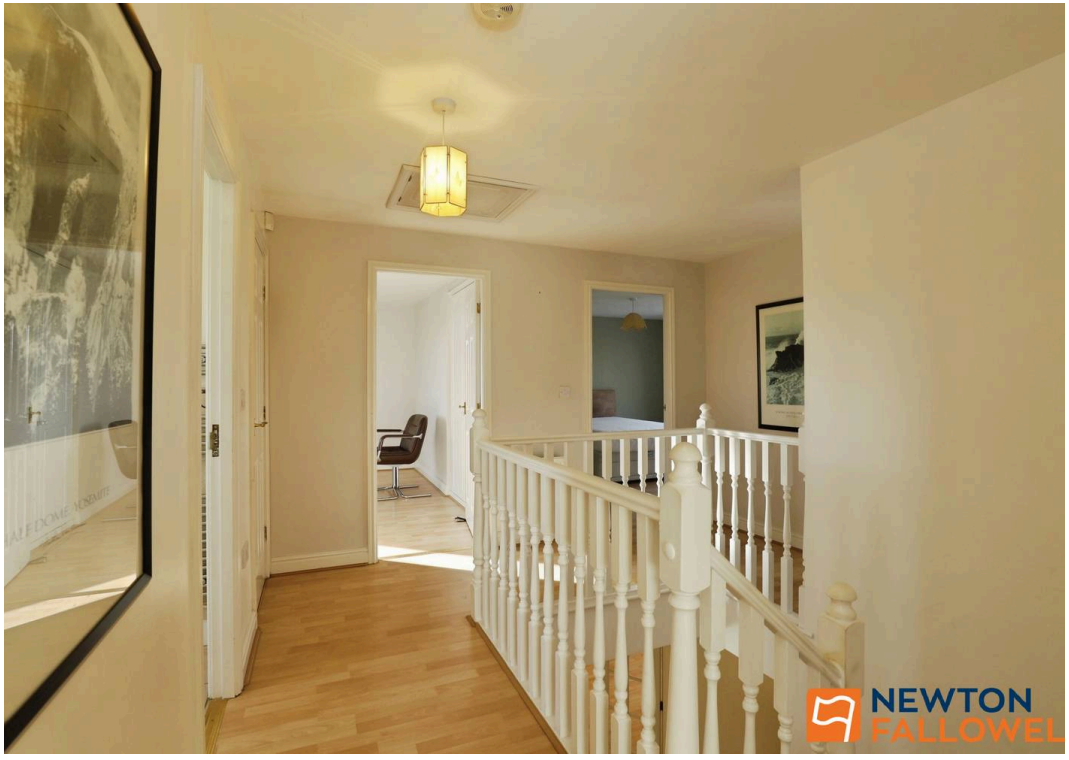










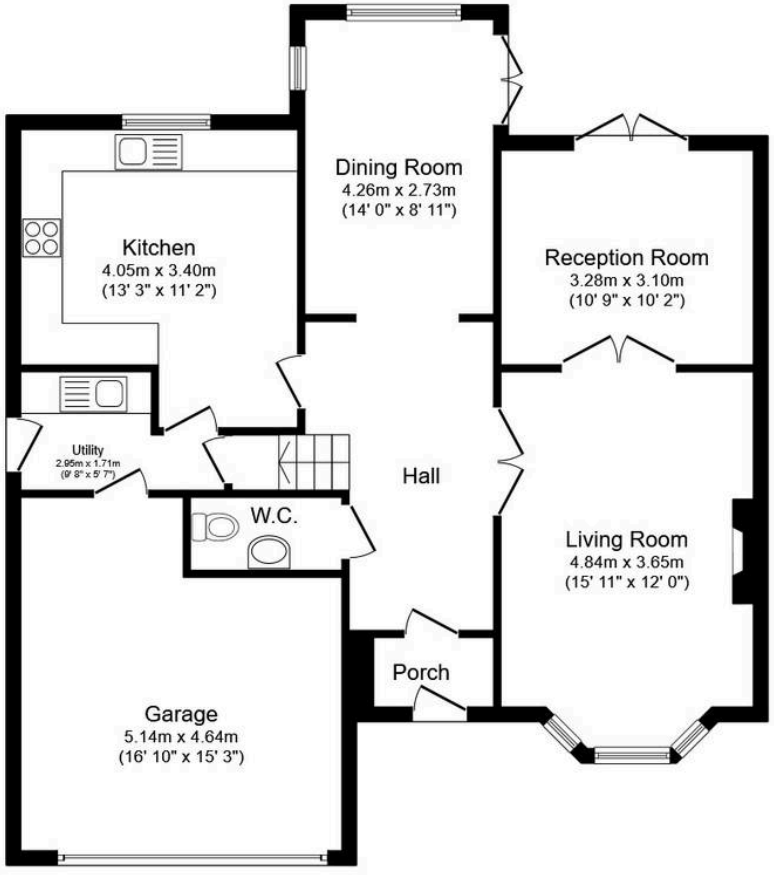







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Ground Floor



First Floor

Total floor area 196.2 sq.m. (2,111 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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