



3 Knaresborough Drive, Grantham
£380,000

 **NEWTON FALLOWELL**

3 Knaresborough Drive

Grantham, Grantham

Modern four-bedroom detached home on Barrowby Edge. Features open-plan kitchen, en suite, landscaped garden, garage, and driveway. Close to amenities, schools, and Grantham town centre.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- EXECUTIVE DETACHED HOME
- FOUR BEDROOMS
- MASTER BEDROOM WITH EN-SUITE AND DRESSING AREA
- STUNNING OPEN-PLAN KITCHEN / DINER
- MODERN PROPERTY
- BARROWBY EDGE DEVELOPMENT
- CORNER PLOT
- DRIVEWAY + GARAGE
- CLOSE TO LOCAL AMENITIES
- EPC RATING: C





ENTRANCE HALL

Accessed via a part-glazed entrance door, the welcoming hallway offers a useful storage cupboard for coats and shoes, a ground floor cloakroom, staircase to the first floor, and internal doors leading to the sitting room and kitchen/dining space. Finished with ceramic tiled flooring and a radiator.

CLOAKROOM

Fitted with a vanity wash hand basin, low-level WC, radiator, and ceramic tiled flooring.

LOUNGE

21' 0" x 11' 11" (6.41m x 3.63m)

A bright and spacious dual-aspect reception room enjoying windows to both the front and side elevations, creating an abundance of natural light. Features include fitted carpet and two radiators.

KITCHEN / DINING ROOM

21' 2" x 13' 8" (6.44m x 4.16m)

An impressive open-plan family space with a window to the front aspect and French doors opening onto the rear patio. The contemporary kitchen is fitted with a range of matching wall and base units complemented by marble-effect work surfaces, stainless steel sink with drainer, integrated double oven, hob with extractor hood, splashback, fridge/freezer, and dishwasher. A breakfast bar provides additional seating and storage. Further benefits include ceiling spotlights, ceramic tiled flooring, two radiators, and ample space for dining and entertaining.

UTILITY ROOM

6' 0" x 5' 9" (1.82m x 1.74m)

Conveniently positioned off the kitchen, the utility room offers additional cupboard storage, marble-effect worktop with inset sink, plumbing for a washing machine, wall-mounted boiler, tiled flooring, and a door providing access to the rear garden.





FIRST FLOOR LANDING

Featuring a side-facing window, airing cupboard, loft access hatch, and doors leading to all bedrooms and the family bathroom.

BEDROOM ONE

11' 8" x 10' 0" (3.56m x 3.05m)

A well-proportioned dual-aspect principal bedroom with windows overlooking the side and rear elevations. Benefits include triple fitted wardrobes, carpeted flooring, radiator, and access to the en-suite shower room.

EN-SUITE

6' 6" x 4' 2" (1.98m x 1.28m)

Comprising a walk-in shower cubicle, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan, shaver point, tiled walls, wood-effect flooring, and a side-facing window.

BEDROOM TWO

10' 5" x 10' 4" (3.17m x 3.14m)

With a front-facing window, triple fitted wardrobes, carpet flooring, and radiator.

BEDROOM THREE

8' 10" x 12' 4" (2.68m x 3.77m)

Featuring a side-facing window, carpet, and radiator.

BEDROOM FOUR

9' 4" x 6' 8" (2.85m x 2.02m)

Currently utilised as a home office, this room includes a front-facing window, built-in storage cupboard over the stairs, carpet, and radiator.

FAMILY BATHROOM

6' 8" x 6' 1" (2.03m x 1.86m)

Fitted with a panelled bath and shower over, pedestal wash hand basin, low-level WC, tiled walls, wood-effect flooring, and a side-facing window.





AGENTS NOTE

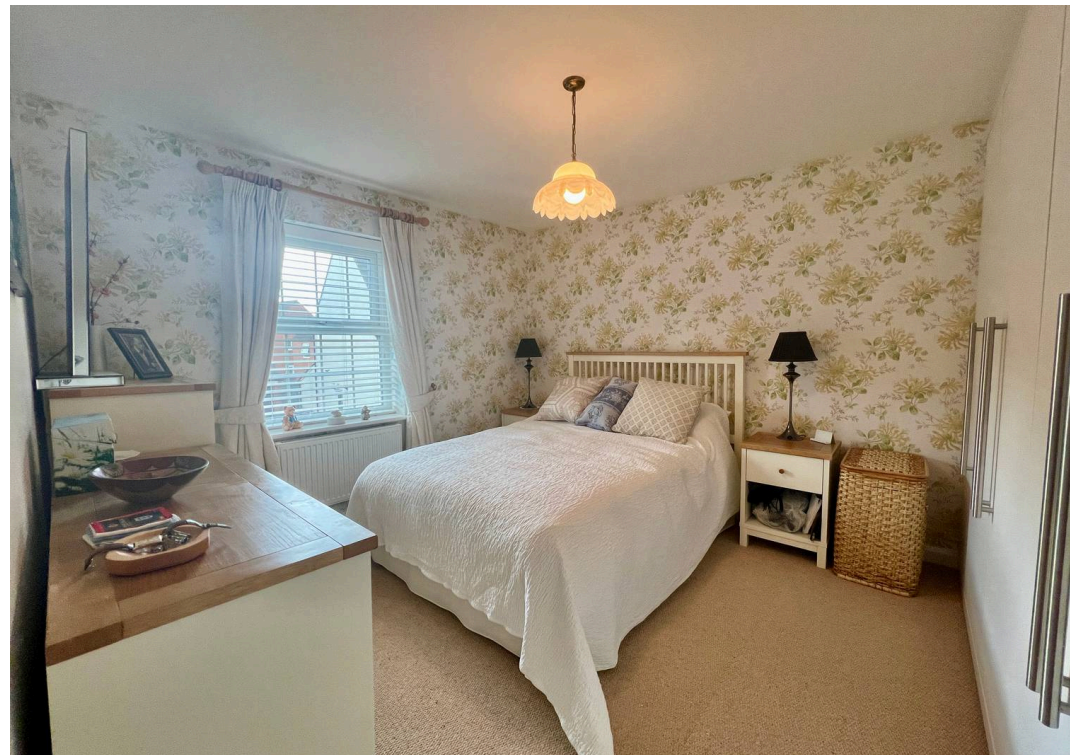
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NOTE

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. 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

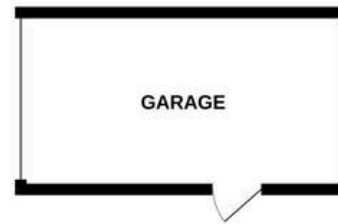




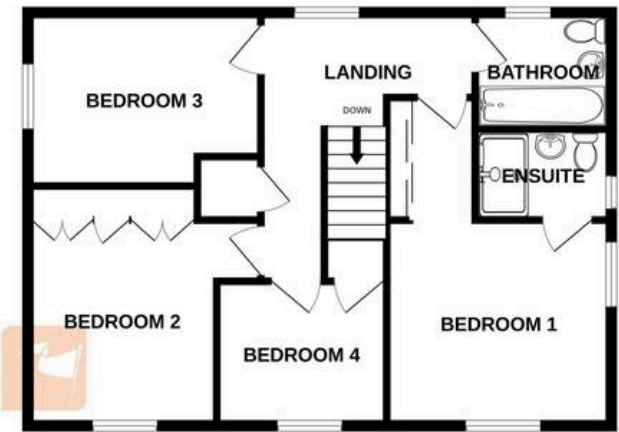




GROUND FLOOR



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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Newton Fallowell Grantham

Newton Fallowell, 68-69 High Street - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/