



**The Acorns, Willoughby Gardens, Grantham NG31 9RR**



**welcome to**

**The Acorns, Willoughby Gardens, Grantham**

Willoughby Gardens is an exclusive development of 5 individual executive homes built to a very high specification throughout. Being located in a prime non estate position, The Acorns offers extensive well apportioned living across both floors and must be viewed to appreciate this beautiful home.



### Reception Hallway

Inviting entrance hallway having uPVC double glazed windows to the front and side aspects, tiled flooring with under floor heating, staircase rising to the first floor with storage cupboard below, downlighters and access to the lounge, dining room, T- shape kitchen/ diner and cloakroom.

### Cloakroom

Two piece suite comprising vanity unit with inset wash hand basin and tiled splash backs, wc, tiled flooring and extractor fan.

### Lounge

19' 2" x 15' 5" ( 5.84m x 4.70m )

This spacious family room features a fireplace with inset logburner and stone mantelpiece, under floor heating, television point, downlighters, uPVC double glazed windows to the front and side aspects, bay window to the side aspect and glazed double doors to the T- shape diner/ kitchen.

### Dining Room/Study

13' 2" x 10' 1" ( 4.01m x 3.07m )

Comprising of uPVC double glazed window to the side aspect, under floor heating and downlighters.

### T-Shape Kitchen/Diner

Fitted with a range of Soft Touch base and wall mounted kitchen units and drawers with lighting below and Granite worktops over with inset Belfast sink bowls. Built in dishwasher and microwave, American style fridge freezer with cupboards above and around and Range master hob and oven with fitted extractor hood above. Tiled flooring with under floor heating, two Velux windows, two television points and telephone point. Breakfast bar, access to the utility, uPVC double glazed windows to the rear and side aspects and French doors to the rear garden.

Kitchen Area

12' 7" x 11' 11" ( 3.84m x 3.63m )

Dining Area

29' 9" x 14' 4" ( 9.07m x 4.37m )

### Utility Room

9' 9" x 4' 10" ( 2.97m x 1.47m )

Having uPVC double glazed window to the rear aspect and back door, downlighters, space for washing machine and tumble dryer, stainless steel sink and drainer, extractor fan and storage cupboards.

### First Floor Landing

uPVC double glazed window to the front aspect, radiator, thermostat controls, airing cupboard and storage cupboard and loft hatch access via a drop down ladder.

### Principal Bedroom

19' 2" narrowing to 18' 7" x 12' 5" ( 5.84m narrowing to 5.66m x 3.78m )

The main double bedroom having uPVC double glazed windows to the front and side aspects, to include built-in wardrobes, radiator, television and telephone point and access to the En-Suite shower room.

### En-Suite Shower Room

Fitted with a four piece suite comprising of a shower cubicle with wall mounted shower appliance, corner bath, his and hers sink and vanity unit with mirror and light above and wc. Heated towel rail, shaver point, extractor fan, downlighters, tiled floor to ceiling and uPVC double glazed window to the side aspect.

### Bedroom Two

16' 5" x 15' 8" ( 5.00m x 4.78m )

The second double bedroom having uPVC double glazed windows to the rear and side aspects, radiator, downlighters, television point and access to the En-Suite.

### En-Suite

Fitted with a three piece suite comprising of a double shower cubicle with wall mounted shower appliance, vanity unit with inset wash hand basin and mirror and lighting above and wc, Shaver point, extractor fan, heated towel rail, downlighters, tiled floor to ceiling and uPVC double glazed window to the side aspect.

### Bedroom Three

14' 10" narrowing to 11' 7" x 12' 3" ( 4.52m narrowing to 3.53m x 3.73m )

The third bedroom having uPVC double glazed windows rear and side aspects, radiator and television point.

### Bedroom Four

11' 7" x 11' 4" ( 3.53m x 3.45m )

The fourth bedroom comprises of a uPVC double glazed window to the front aspect with radiator below and television point.

### Family Bathroom

7' 7" x 7' ( 2.31m x 2.13m )

Fitted with a three piece suite comprising of a corner bath with shower appliance above, vanity unit with inset wash hand basin with mirror and lighting above and wc. Shaver point, heated towel rail, extractor fan, downlighters, tiled floor to ceiling and uPVC double glazed window to the rear aspect.

### Exterior

Open front to the property with a block paved driveway, pathway leading to the rear. Beautiful landscaped gardens to the rear, to include an extended Indian stone paved area, ideal for outside dining and entertaining. This lovely sized family garden is mainly laid to lawn, with surrounding ornamental trees and shrubs. To the centre of the main garden there is a circular pavilion with heating and power connected, creating all year round enjoyment of the garden and wildlife. To the side of the property is a newly created pergola, creating a bbq area to enjoy in the evening sunshine. To include outside lighting and a water tap and fenced boundary. Double Garage - Having two up and over doors, power and lighting and personal back door to the rear garden.



**view this property online** [williamhbrown.co.uk/Property/GST114267](http://williamhbrown.co.uk/Property/GST114267)



welcome to

## The Acorns Willoughby Gardens, Grantham

- Executive Detached Family House - non-estate location
- Four generous size bedrooms - two with en-suite bathrooms
- Extensive downstairs open plan living area
- Formal Dual Aspect Lounge with a log burner
- Landscaped Gardens ideal for a family

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: F

# £675,000



Total floor area 268.5 m<sup>2</sup> (2,890 sq. ft.) approx.  
The 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.propertybox.io](http://www.propertybox.io)



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GST114267](http://williamhbrown.co.uk/Property/GST114267)



Property Ref:  
GST114267 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)