



**Fairview 4 Lawson Leas, Barrowby,  
Lincolnshire, NG32 1EH**

**Asking Price £475,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



- Detached Family Home
- 4 Double Bedrooms
- 2 Main Receptions
- Generous Plot IRO 0.233 Acres
- Cul-De-Sac Location
- Extended & Reconfigured
- Ensuite & Main Bathroom
- Contemporary Fixtures & Fittings
- Ample Parking & Good Sized Garage
- Well Regarded Village

We have pleasure in offering to the market this tastefully presented, extended and reconfigured, detached, family orientated home tucked away in a small cul-de-sac setting with only a handful of other individual dwellings on a particularly generous plot which approaches 1/4 of an acre.

The property offers an excellent level of off road parking with an oversized single garage providing secure parking or storage space and has gardens to three sides which not only provide a fantastic outdoor space but also potential scope to expand the accommodation further subject to necessary consents.

Aesthetically the property has been enhanced, offering an attractive part timber clad facade behind which lies an excellent level of accommodation approaching 1,800 sq.ft. (including the attached garage).

The property is tastefully presented throughout with contemporary fixtures and fittings as well as relatively neutral decoration creating a light and airy internal space. It boasts four double bedrooms, the master of which benefits from ensuite facilities, and separate main bathroom as well as two reception areas including a dual aspect living/dining room which opens out into the fully fitted kitchen with utility and ground floor cloak room off. The second reception has been utilised as a home office but is a generous space that would provide a further sitting or formal dining room.

Overall this is an excellent home in a well regarded village with a good level of local amenities as well as excellent road and rail links.

### **BARROWBY**

Barrowby is a thriving village well equipped with local amenities including a primary school, public house, and local shop, allotments, large children's park and play facilities. The village lies close to the A52 and A1 providing good road access and is a short drive from the market town of Grantham from where there are trains via the East Coast Mainline to Kings Cross in just over an hour, as well as access to other numerous cities. There are also excellent shopping facilities in Grantham and well regarded boys and girls grammar schools.

CONTEMPORARY COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**

21'8" x 6'5" max (6.60m x 1.96m max)

A well proportioned entrance hall having double glazed window to the side, staircase rising to the first floor landing with useful under stairs alcove beneath and further doors, in turn, leading to:

### **STUDY**

18' x 7'10" (5.49m x 2.39m)

A well proportioned, versatile, reception currently utilised as a home office perfect for today's way of working however the room would be large enough to provide either a formal dining space, additional sitting room or even has the possible potential to be converted into a ground floor bedroom. The room having double glazed window to the front and a further door giving access to the attached garage.

Returning to the entrance hall a further door in turn leads through into:

### **MAIN SITTING/DINING ROOM**

25'8" max x 12'4" max (7.82m max x 3.76m max)

A well proportioned, open plan, everyday living/dining space which benefits from a dual aspect with double glazed window to the front with white timber shutters and French doors out into the garden at the rear. In turn the dining area links through into the kitchen which creates a fantastic living/entertaining area. The room having attractive laminate flooring, inset downlighters to the ceiling, contemporary column radiator and an open doorway leading through into:

### **KITCHEN**

11'9" x 9'9" (3.58m x 2.97m)

A light and airy space which is open plan to a dining area and, in turn, gives access out into the rear garden with large timber deck creating an excellent entertaining space. The kitchen is fitted with a generous range of contemporary gloss fronted wall, base and drawer units with chrome fittings and two runs of preparation surfaces including an integral breakfast bar providing informal dining, having inset stainless steel sink and drain unit with chrome swan neck mixer tap, integrated appliances including free standing range and five ring gas hob with double oven beneath and chimney hood over, wood effect laminate flooring, inset downlighters to the ceiling, double glazed window to the rear and a further door leading through into:

### **REAR ENTRANCE HALL**

6'8" x 3'3" (2.03m x 0.99m)

Giving access into the garden, having double glazed UPVC door, wood effect flooring and further doors into:

### **UTILITY ROOM**

7'7" x 7'9" (2.31m x 2.36m)

Fitted with a range of contemporary wall and base units complementing the main kitchen,

having L shaped preparation surface with inset stainless steel sink and drain unit with chrome mixer tap, plumbing for washing machine, space for free standing fridge freezer, wall mounted Ideal Logic gas central heating boiler and continuation of the wood effect flooring.

### GROUND FLOOR CLOAK ROOM

5'10" x 2'8" (1.78m x 0.81m)

Having a contemporary two piece suit comprising close coupled WC and wall mounted washbasin with chrome mixer tap, continuation of the wood effect flooring and double glazed window to the rear.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

### FIRST FLOOR LANDING

10'4" x 3'5" (3.15m x 1.04m)

Having access to loft space above and, in turn, further doors leading to:

### BEDROOM 1

9'11" min (13'5" max in alcove) x 14'6" (3.02m min (4.09m max in alcove) x 4.42m)

A well proportioned double bedroom benefitting from ensuite facilities. The room having an extensive range of integrated furniture with full height wardrobes, built in storage cupboards and complementing side tables and drawer units, wood effect laminate flooring, double glazed window with white timber shutters to the front and further door leading through into:

### ENSUITE SHOWER ROOM

7'4" x 3'8" (2.24m x 1.12m)

Having a contemporary suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer with both independent handset and rainwater rose over, vanity unit with inset washbasin, close coupled WC and contemporary towel radiator.

### BEDROOM 2

12'7" x 14'8" (3.84m x 4.47m)

A further well proportioned double bedroom having aspect to the front with wood effect laminate flooring and double glazed window with white timber shutters.

### BEDROOM 3

10'5" x 7'6" (3.18m x 2.29m)

Again a double bedroom having a pleasant aspect into the rear garden with wood effect laminate flooring and double glazed window.

### BEDROOM 4

11'7" x 9' (3.53m x 2.74m)

A further well proportioned double bedroom having wood effect laminate flooring and double glazed window with pleasant aspect into the rear garden.

### BATHROOM

7'6" x 7'4" (2.29m x 2.24m)

Having a white suite comprising panelled bath with chrome taps, separate quadrant shower enclosure with sliding double doors and wall mounted shower mixer, close coupled WC and pedestal washbasin, contemporary towel radiator, wood effect laminate flooring, built in storage cupboard and double glazed window with aspect into the rear garden.

### EXTERIOR

The property occupies a delightful and particularly well proportioned, established, plot generous by modern standards and tucked away in a small cul-de-sac setting. The property is set back from the close behind a part open plan frontage which is mainly laid to lawn with established trees and a large block set driveway which provides off road parking for several vehicles. The driveway, in turn, leads to an attached, oversized, single garage. The rear garden is a particularly attractive feature of the property being especially generous and offering a relatively good degree of privacy. The garden provides a fantastic outdoor space, particularly for families, having a large raised timber deck which links back into the reception area of the kitchen and, in turn, a mainly lawned garden and well stocked borders with established trees and shrubs and vegetable beds with fruit trees, the garden being enclosed in the main by feather edge board fencing and hedging. The plot approaches 1/4 of an acre.

### GARAGE

13' max wide x 26'7" max deep (3.96m max wide x 8.10m max deep)

Having electric up and over sectional Garador door, power and light, double glazed window to the front and exterior door into the garden at the rear. The loft area of the garage is boarded for storage space, has lighting and a loft ladder. The garage is built double skin, is fully insulated and is capable of conversion, subject to consents.

### COUNCIL TAX BAND

South Kesteven District Council - Band E

### TENURE

Freehold

### ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

### ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

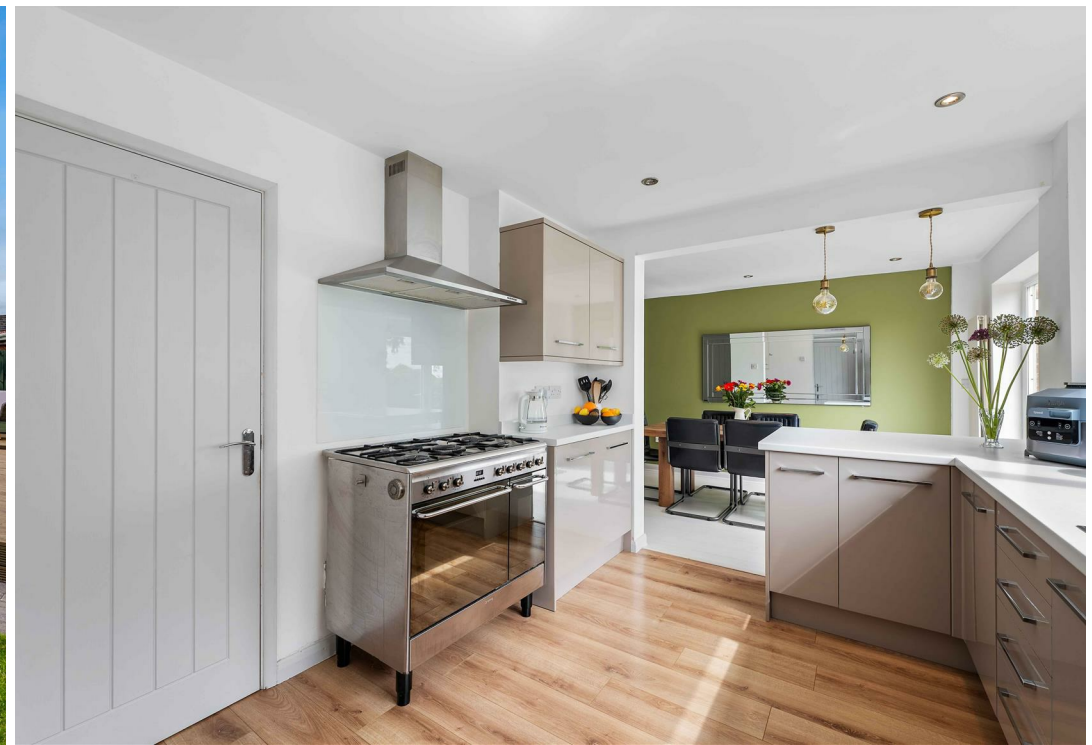
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>





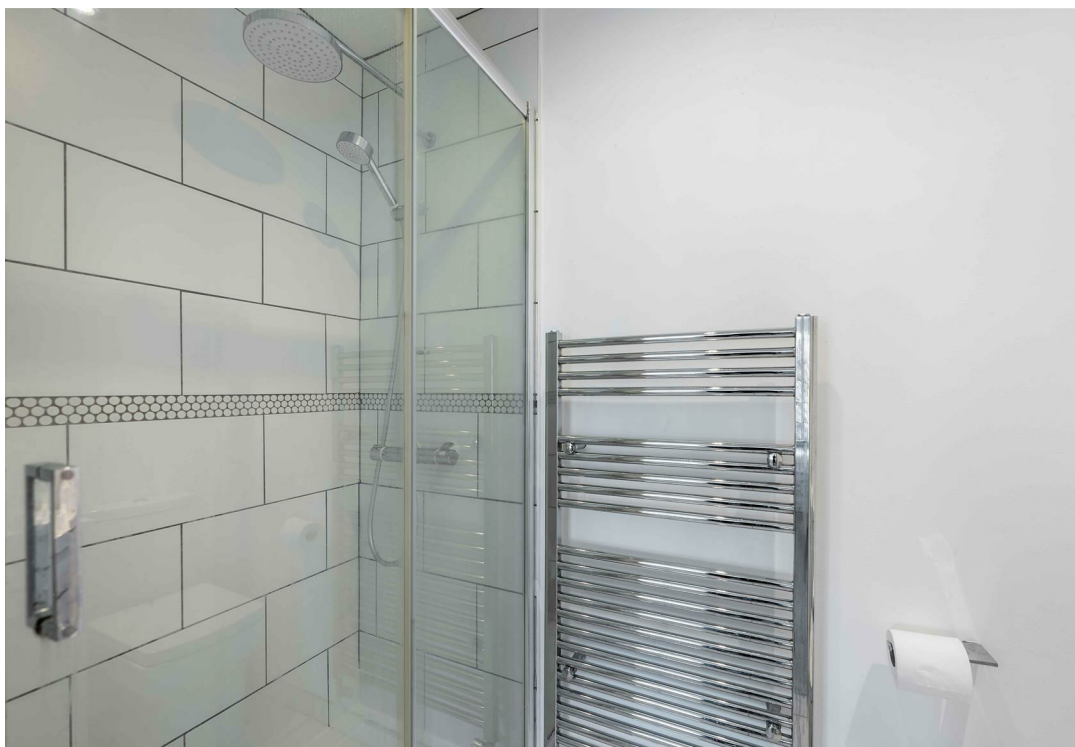












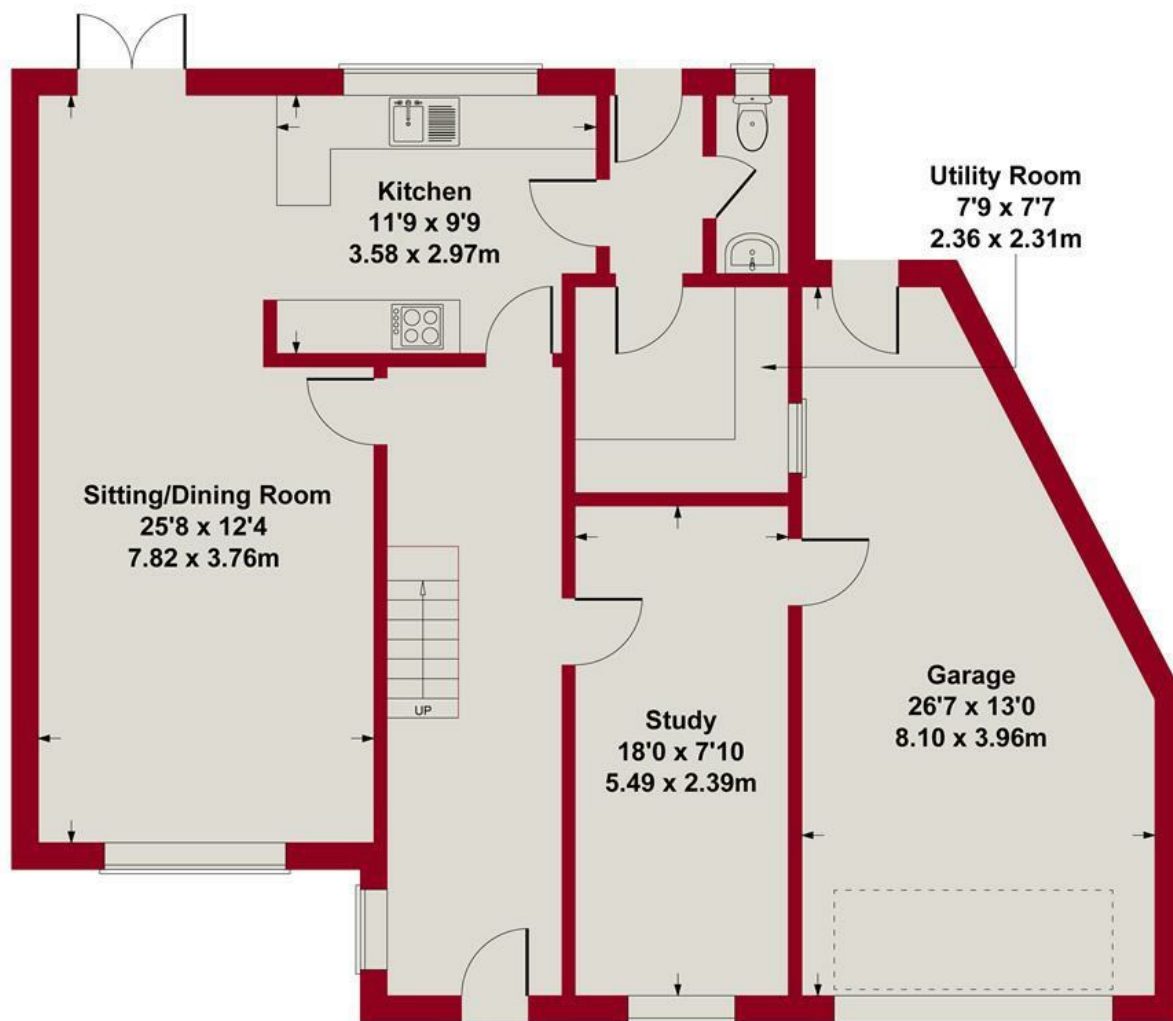




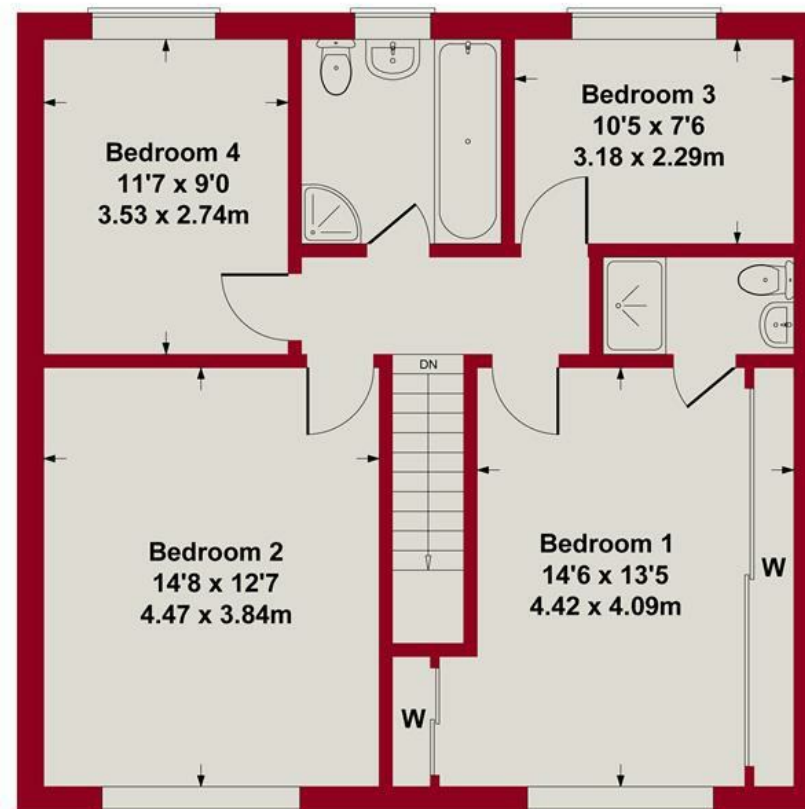








**GROUND FLOOR**



**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



**RICS**



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